



39 Eastfield Avenue Scartho, Grimsby, North East Lincolnshire DN33 2PD

A superbly renovated DETACHED THREE BEDROOM BUNGALOW located off Southfield Road between Waltham Road and Louth Road, therefore being within easy access of local bus services, shops etc. The bungalow has been modernised throughout with quality fittings and finished to a very high standard with fashionably presented accommodation including: Entrance hall, a large open plan living dining kitchen fitted with a range of luxury units and having Bi folding doors which opens onto the decking area, three bedrooms one having a en suite shower room and a bathroom/wc. Gas central heating system. Double glazing. Open plan front garden with off road parking plus a large detached garage/workshop. Fabulous rear garden including an elevation patio area. Carpets and blinds included. NO CHAIN.

£249,950

- IDEAL FOR RETIREMENT
- POPULAR LOCATION
- LIVING DINING KITCHEN WITH EXCELELNT FITTED UNITS
- THREE BEDROOMS ONE WITH EN SUITE SHOWER ROOM
- BATHROOM/WC
- NEW INSTALLED GAS CENTRAL HEATING SYSTEM
- DOUBLE GLAZING
- QUALITY CARPETS AND BLINDS INCLUDED
- OFF ROAD PARKING & GARAGE
- LARGE REAR GARDEN WITH EXCELLENT ENTERTAINING PATIO



DRAFT DETAILS

PLEASE NOTE THESE ARE DRAFT PARTICULARS AWAITING FINAL APPROVAL FROM THE VENDOR, THEREFORE THE CONTENTS HEREIN MAY BE SUBJECT TO CHANGE AND MUST NOT BE RELIED UPON AS AN ENTIRELY ACCURATE DESCRIPTION OF THE PROPERTY.

ACCOMMODATION

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MEASUREMENTS

All measurements are approximate.

GROUND FLOOR ONLY

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SIDE ENTRANCE HALL

Approached via compost entrance door, this L shaped hallway is fitted with a quality light grey laminate flooring and has inset spot lights to ceiling, radiator and access to roof void. All internal doors have been replaced with contemporary oak style doors having quality door furniture.

LIVING DINING KITCHEN

21'1" x 19'1" (6.43 x 5.82)

The hearth of this lovely home is this spacious open plan room which has space for living and dining together with a superbly fitted kitchen area which includes dark grey base and wall cupboards incorporating an integrated dishwasher, together with a built in electric oven and micro wave. The contrasting work surfaces are inset with a small sink unit with space for an American fridge freezer and to complete this area is a substantial island unit/breakfast bar which houses the induction hob and the pop up extractor. The newly installed gas fired boiler is secluded in a matching unit. The whole area is fitted with pale grey laminate flooring. Radiator and ample sockets for a wall mounted TV. Inset spot lights to ceiling including concealed lighting to the wall cupboards and LED lighting around the stunning Lantern double glazed roof which allows additional nature light to this room.

To complete this contemporary styled area is the bi folding doors which opens onto the large raised patio area.



LIVING DINING KITCHEN



LIVING DINING KITCHEN

ISLAND UNIT



BEDROOM 1 (FRONT)

11'0" x 10'0" (3.36 x 3.05)

Double glazed window to the front elevation fitted with Plantation shutters and a quality beige carpet. Radiator. Inset spot lights to ceiling. A modern barn styled sliding doors leads into the:-



BEDROOM 1



EN SUITE SHOWER ROOM

6'0" x 3'3" (1.85 x 1.01)

With a suite in white comprising a large tiled shower area having a glass screen to the front and fitted with an electric shower plus a low flush wc and a wall mounted small sink. Extractor fan.



BEDROOM 2 (FRONT)

12'1" x 8'11" (3.69 x 2.72)

Again fitted with a quality beige carpet and having inset spot lights to ceiling and a double glazed window with Plantation shutters.



BEDROOM 3 (SIDE)

10'0" x 6'0" (3.07 x 1.83)

Double glazed window to the side elevation fitted with a modern blinds, inset spot lights to ceiling and fitted with a quality beige carpet.



BATHROOM/WC

9'10" x 4'11" (3.02 x 1.52)

Fitted with a newly installed white suite including a panelled bath having a shower and a glass screen above, a pedestal wash hand basin and a low flush wc. Striking contrasting grey marble effect tiling to the bath area. Inset spot lights to ceiling, heated towel rail and a double glazed window.



BATHROOM/WC



OUTSIDE



DETACHED GARAGE/WORKSHOP

34'5" x 8'5" (10.5 x 2.57)

This large workshop has an electric roller door to the front, plus a personal door to the side. Light and power.



THE GARDENS

The property stands in both front and rear gardens, the open plan fore garden is gravelled for ease of maintenance and provide off road parking. The enclosed rear garden is approached via a secure high wooden gate and has a pebbled driveway which leads to the garage/workshop at the rear. This large rear garden is mainly lawned with borders of saplings and shrubbery with a section of the garden behind the garage containing vegetable boxes ready for planting. Situated close to the bungalow is a superb tiled patio area having contemporary styled scaffolding railings which is ideal for outside entertaining. Outside lighting and electrical sockets.



THE GARDENS

VIEW FROM THE PATIO INTO THE BUNGALOW



PATIO AREA



COUNCIL TAX BAND & EPC RATING

Council Tax Band - B

EPC -

VIEWING ARRANGEMENTS

Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

OPENING TIMES

Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firms employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.