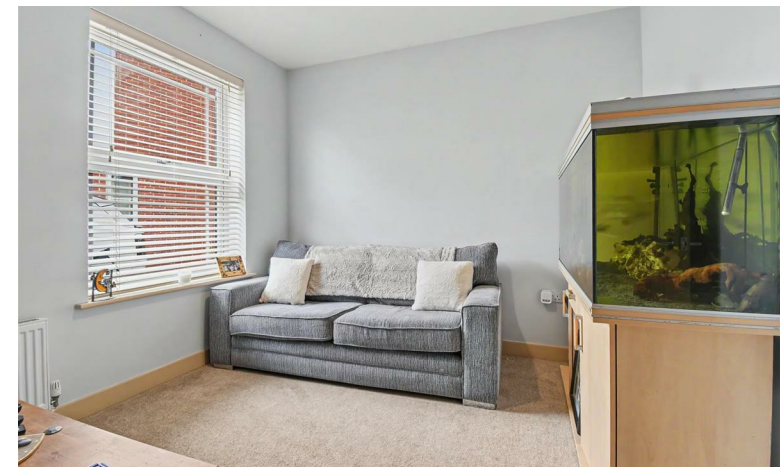




30A PASTURE LANE

GRIMSBY, DN33 3TF

£215,000
FREEHOLD

This stunning three-storey townhouse is situated in a quiet area of the highly desirable Scartho Top development, known for its close proximity to local amenities, schools, and the hospital. The property features a spacious and versatile layout with the potential for up to four bedrooms, making it ideal for families or those in need of additional space for a home office or hobby room.

With a garage and off-road parking for 5+ vehicles, there is plenty of room for residents and visitors. The home's modern design and excellent location within this popular neighbourhood present an outstanding opportunity for anyone looking to move into a well-connected and vibrant community



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30A PASTURE LANE



ENTRANCE HALLWAY

As you approach the property you are met with an attractive town house style door which leads into the entrance hallway with stairs to the first floor and doors to the Snug/living Room, W.C and Office space

W.C

With a hand wash basin and low flush W.C, central heating radiator

STUDY/LIVING ROOM

Located to the ground floor with a window facing the front aspect this cosy Living room/Snug is currently been utilised as a dressing room.

OFFICE/WORKSPACE

Cleverly utilised by adding a partition wall to the existing Kitchen Diner this handy space makes a great office with built in shelving and an open doorway which leads into

DINING KITCHEN

This fantastic space has ample room for a large dining table and has the added benefit of French doors leading to the rear garden, the fitted kitchen has a range of appliances such as integrated dishwasher and built in oven with gas hob, plus space for a washing machine and American style fridge freezer. The breakfast bar area provides casual seating and extra workspace.

FIRST FLOOR HALLWAY

With a large feature window, access to all first floor rooms and a door to the hot water system

LOUNGE/BEDROOM FOUR

Rear facing this large room benefits from two sash style windows which look over the running/dog walking track and onto Scartho Village. This room makes a fantastic lounge but would equally make a great large bedroom



FAMILY BATHROOM

Fully tiled with a panelled bath with shower over and side splash screen, hand wash basin, low flush W.C and a heated towel rail

BEDROOM THREE

This large bedroom faces the front aspect and has ample space for a king sized or twin beds plus bedroom furniture

SECOND FLOOR HALLWAY

With doors to both second floor bedrooms

BEDROOM TWO

Located to the front with an eaves style window this double bedroom has a cottage feel and has fitted wardrobes

BEDROOM ONE

Located to the rear with an eaves style window this bedroom has a cottage feel with built in wardrobes and a door leading to

ENSUITE

With a fully tiled shower cubicle, low flush WC, hand wash basin and a heated towel rail

EXTERNALLY

As you approach the property the front is mainly laid to block paving

The rear garden is fenced to all boundaries and is laid to attractive paving and lawn the side gate leads out to the garage and parking areas and a side lawned area provides extra green space

30A PASTURE LANE





30A PASTURE LANE

ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band D

Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold

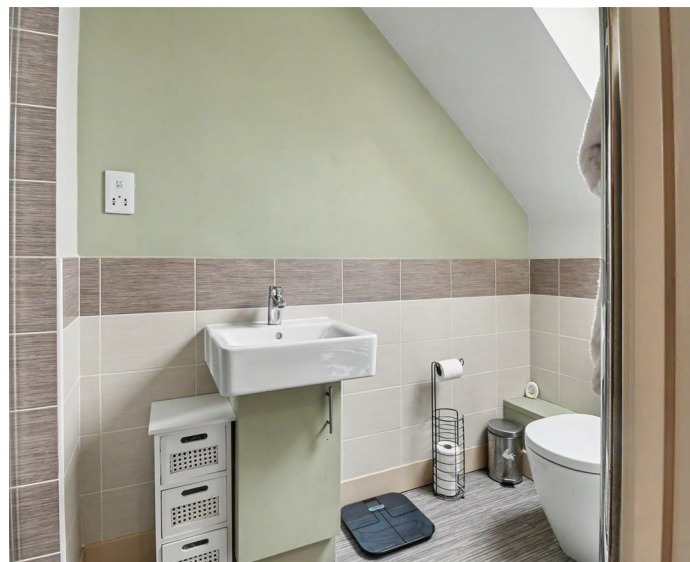




Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	80	
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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