ARGYLE
ESTATE AGENTS







2B Lavenham Road, Scartho, DN33 3EX
£130,000

31 Sea View Street, Cleethorpes, North East Lincolnshire, DN35 8EU Tel: 01472 603929

Key Features:

- Two Bedroom Semi Detached Bungalow
- Popular Residential Area of Scartho
- Modernisation Project
- Spacious Lounge
- Two Double Bedrooms
- Kitchen, Bathroom & Separate WC
- Ample Driveway Parking & Garage
- No Forward Chain



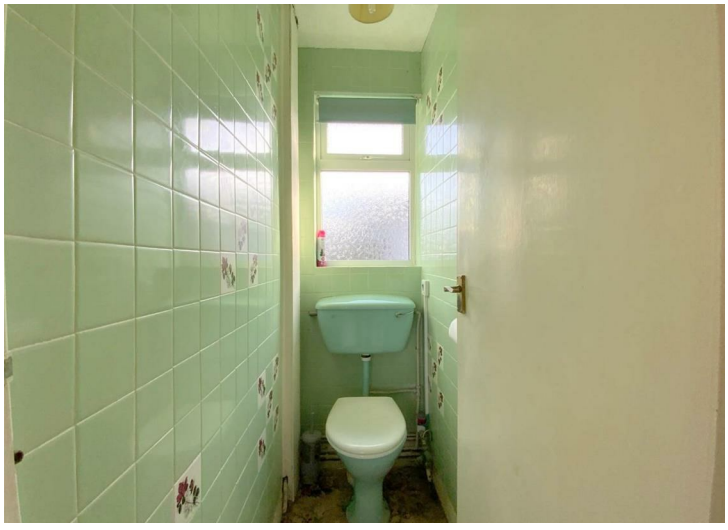
Situated in a popular residential area of Scartho, this two-bedroom semi-detached bungalow offers a blank canvas for a purchaser looking to put their own stamp on a property.
The accommodation is approached via a side entrance door leading into an L-shaped hallway and includes a spacious lounge, a front-facing kitchen, two good-sized double bedrooms, a bathroom and separate WC. Both bedrooms are situated to the rear of the property, with one offering direct access onto the rear garden and also presenting the option of being used as a separate dining room if preferred.
Outside, the property has lawned gardens to both the front and rear, together with a driveway providing ample off-road parking, and a single garage.
Requiring a programme of updating and improvement, the bungalow offers excellent scope to create an appealing home in this established location, with local amenities and facilities within easy reach.
Offered for sale with no forward chain.











LOUNGE
15'7" x 10'9" (4.77 x 3.28)

KITCHEN
9'11" x 8'3" (3.03 x 2.54)

BEDROOM 1
11'9" x 9'3" (3.59 x 2.84)

BEDROOM 2/DINING ROOM
9'10" x 7'9" (3.00 x 2.38)

BATHROOM
5'4" x 5'1" (1.64 x 1.56)

WC
5'5" x 2'5" (1.67 x 0.75)

GARAGE
15'11" x 8'2" (4.86 x 2.50)

TENURE
FREEHOLD

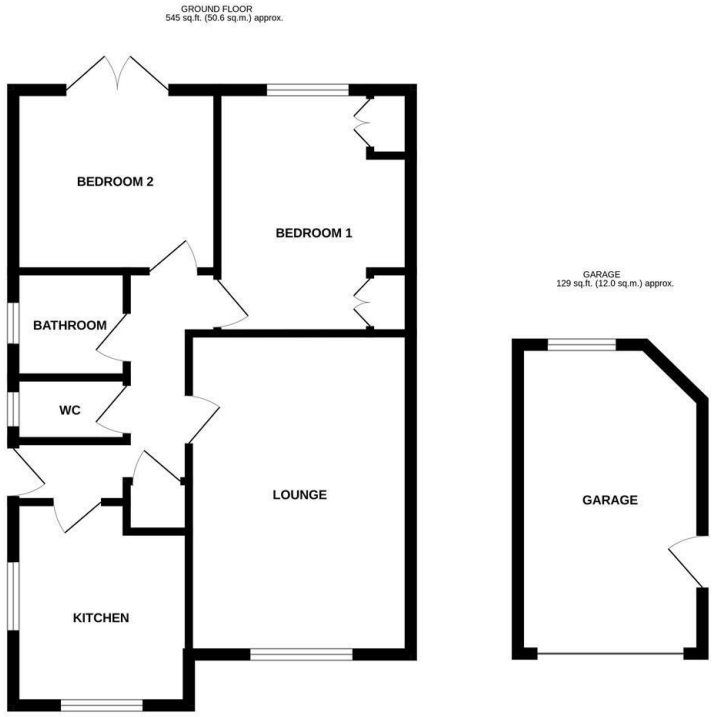
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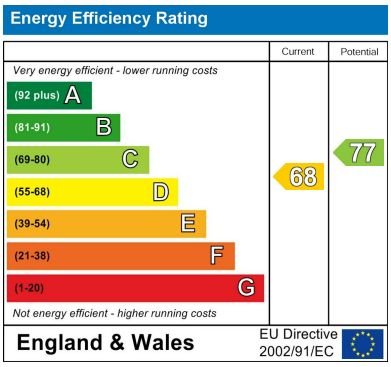






TOTAL FLOOR AREA : 674 sq.ft. (62.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing

By appointment only.

Tenure

We are advised by the vendor that the property is: As Above However, prospective purchasers should have the tenure of this property confirrmed by a solicitor.
Additional Information Local Authority: North East Lincolnshire Council Telephone 01472 313 131
Services: All mains services are available or connected subject to the statutory regulations. we have not tested any heating systems, fixtures, appliances or services.

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS

Although we have taken great care to ensure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. Any references to the condition, use or appearance of the property or appliances therein, are made for guidance only, and no warranties are given or implied by this information. It is not the Agents policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries., in order to ensure that any necessary consents have been obtained. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purposes only and are not for any other use but guidance and illustration. The Agents have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore

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