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Boundary Farm Court, Scartho, Grimsby



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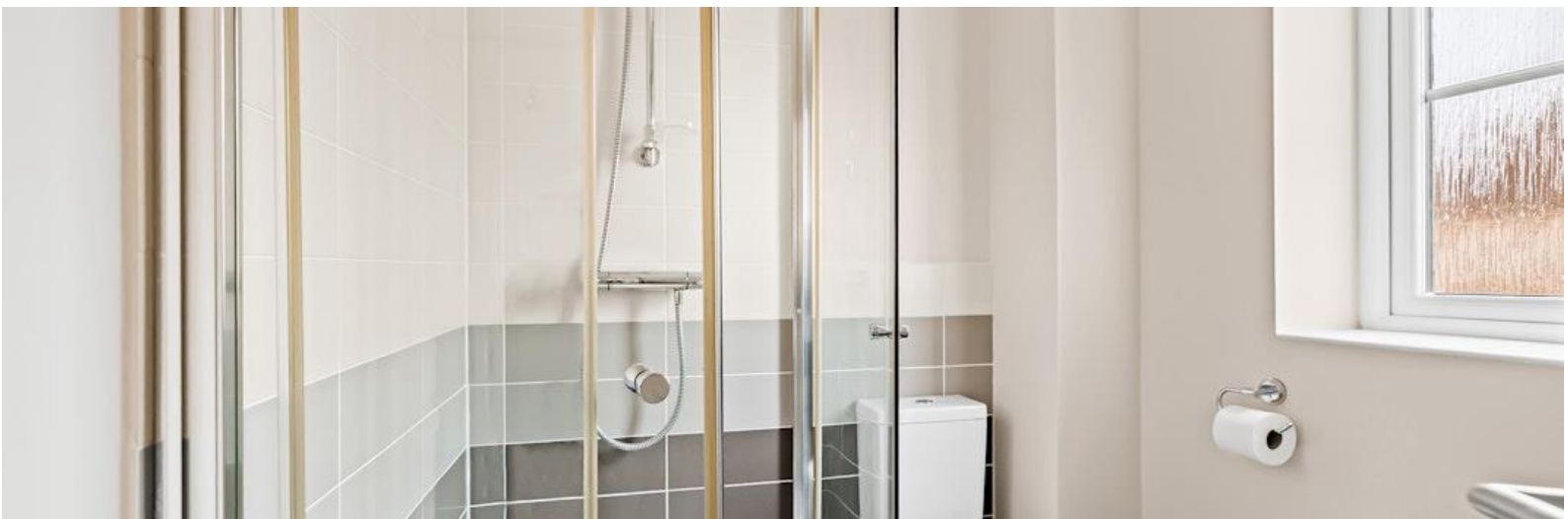
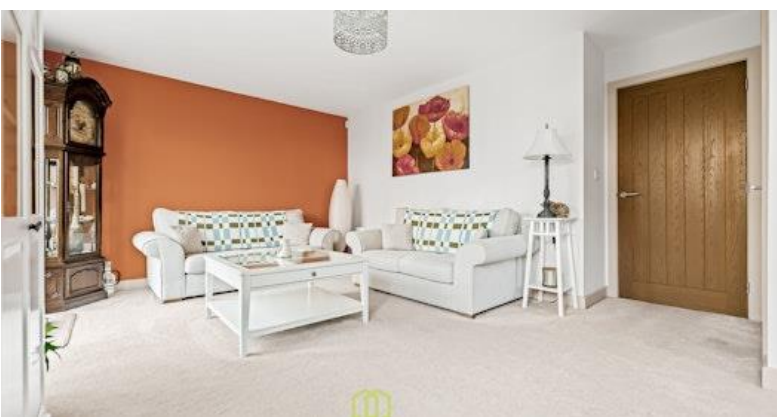
£249,950



This immaculate three-bedroom semi-detached house, built in 2014 and ideal for families or first-time buyers, offers modern living with en-suite, landscaped gardens, garage, and EV charging in an exclusive development near Waltham village, close to schools, green spaces, and local amenities on the outskirts of Grimsby.

Key Features

- Stunning Semi-Detached House
- Three Bedrooms, 2 Doubles 1 Single
- Family Bathroom, Ensuite, Cloakroom
- Modern Kitchen/Diner
- Driveway & Garage, EV Charger
- uPVC DG & GCH
- EPC rating C
- Tenure: Freehold





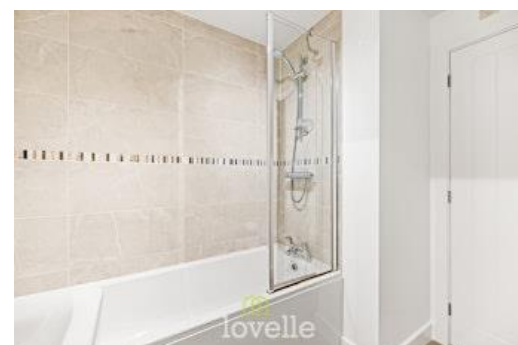
This immaculate three-bedroom semi-detached house is offered for sale in an exclusive development near Waltham village centre and Built in 2014, the property is ideal for families and first-time buyers seeking access to both green spaces and local amenities.

The ground floor features a welcoming entrance hall with luxury LVT flooring, a built-in shoe rack, and a useful storage cupboard underneath the stairs. A cloakroom with WC and sink is conveniently located off the hallway. The spacious lounge benefits from dual aspect windows and doors opening directly onto the landscaped garden. The modern kitchen is fitted with high gloss units and comes equipped with integrated appliances including a washer, dishwasher, oven, and hob. There is ample dining space, perfect for family meals or entertaining.

Upstairs, the main bedroom offers a generous double layout with built-in wardrobes and a private en-suite, complete with shower, vanity unit, and WC. The second bedroom is a further double, whilst the third could serve as a single or small double with freestanding storage. A family bathroom provides a shower over the bath, WC, and vanity unit.

Further benefits include uPVC double glazing, gas central heating, garage (with power) and driveway parking, EV charging point, outdoor power sockets, and landscaped gardens.

Families will appreciate proximity to reputable schools and local parks. Public transport is easily accessible, with regular bus services into Grimsby and nearby train links connecting to regional destinations. The High Street in Waltham offers cafes, shops, and essential services, all within easy reach.





Disclaimer

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

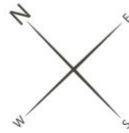
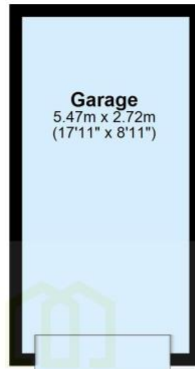
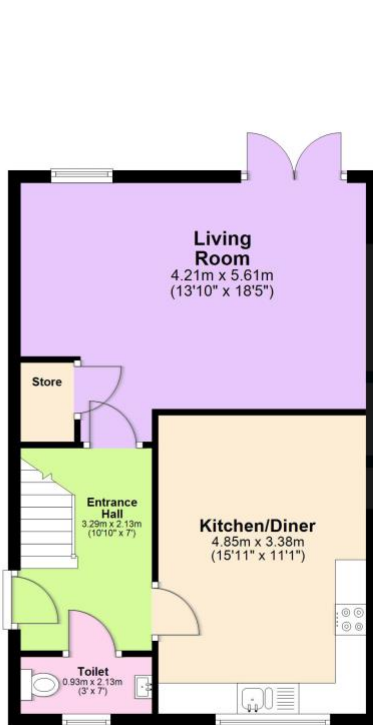
Mobile and broadband

It is advised that prospective purchasers visit [checker . ofcom . org . uk](http://checker.ofcom.org.uk) in order to review available wifi speeds and mobile connectivity at the property.



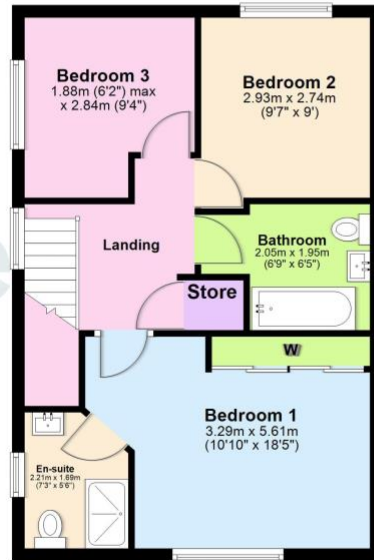
Ground Floor

Approx. 63.3 sq. metres (681.0 sq. feet)



First Floor

Approx. 48.2 sq. metres (519.1 sq. feet)



Total area: approx. 111.5 sq. metres (1200.1 sq. feet)

The provided floor plan is intended for general informational purposes only and may not accurately represent the exact dimensions, layout, or features of the property. The floor plan should not be relied upon for making decisions about purchasing, renting, or modifying the property. Actual measurements and features may vary. It is recommended that interested parties conduct a physical inspection of the property to verify the accuracy of the floor plan and obtain specific information about the property's condition, amenities, and any other relevant details.

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