



**6 Bulwick Avenue, Scartho, North East Lincolnshire, DN33 3BH**  
**£350,000**

## Key Features:

- Traditional Four Bedroom Detached Home
- Established Sought-After Village Location
- Spacious & Versatile Family Accommodation
- Charm & Character Throughout
- Three Reception Rooms
- Kitchen Diner
- Downstairs Cloak/WC & First Floor Family Bathroom
- Generous Plot with Established Gardens
- Detached Double Garage & Ample Driveway Parking
- No Forward Chain

Situated in one of Scartho's most established and sought after residential locations, this individual four bedroom detached home, dated circa 1920s, offers a wealth of charm, character and period features. Combined with spacious and versatile accommodation, it has all the makings of a wonderful family home. Ideally positioned within the catchment of well regarded schools, and close to a wide range of local amenities and transport links, whilst Grimsby town centre and Cleethorpes seafront are both just a short drive away.

The accommodation is arranged off a central entrance hall, with two elegant reception rooms positioned to either side. The well proportioned lounge features a side bay window and an attractive fireplace, creating an inviting and comfortable living space, while the separate dining room also benefits from a bay window and provides an ideal setting for both formal dining and entertaining.

To the rear of the property, the country style kitchen diner offers ample space for family dining and is accessed via a side entrance porch with useful utility room. A rear lobby incorporates a pantry and downstairs cloakroom/WC, whilst an additional reception room offers flexibility as a snug, home office or playroom.

To the first floor are four bedrooms, including two generous doubles, with three of the rooms benefiting from built-in storage. The accommodation is served by a family bathroom, including a freestanding bath, separate shower enclosure and a large vanity unit.

Retaining many original features, including fireplaces, high ceilings, and period detailing, the property blends timeless character with everyday practicality. Outside, established lawned gardens provide an attractive and private setting, whilst a generous driveway offers ample off road parking and leads to a detached double garage.

A rare opportunity to acquire a distinctive period home of considerable character in one of Scartho's most desirable locations... Viewing Highly Recommended.



**LOUNGE**

15'7" x 14'0" (4.75 x 4.29)

**DINING ROOM**

14'7" x 12'0" (4.45 x 3.68)

**SNUG**

11'10" x 7'11" (3.62 x 2.42)

**KITCHEN DINER**

18'3" x 13'3" (5.57 x 4.05)

**CLOAKROOM/WC**

4'11" x 3'8" (1.52 x 1.12)

**UTILITY**

7'11" x 5'5" (2.42 x 1.67)

**FIRST FLOOR****BEDROOM 1**

15'9" x 14'6" (4.81 x 4.44)

**BEDROOM 2**

15'7" x 12'1" (4.75 x 3.69)

**BEDROOM 3**

14'6" x 8'0" (4.43 x 2.45)

**BEDROOM 4**

8'2" x 8'0" (2.50 x 2.45)

**BATHROOM**

11'7" x 6'4" (3.55 x 1.95)

**GARAGE**

21'1" x 14'7" (6.43 x 4.47)

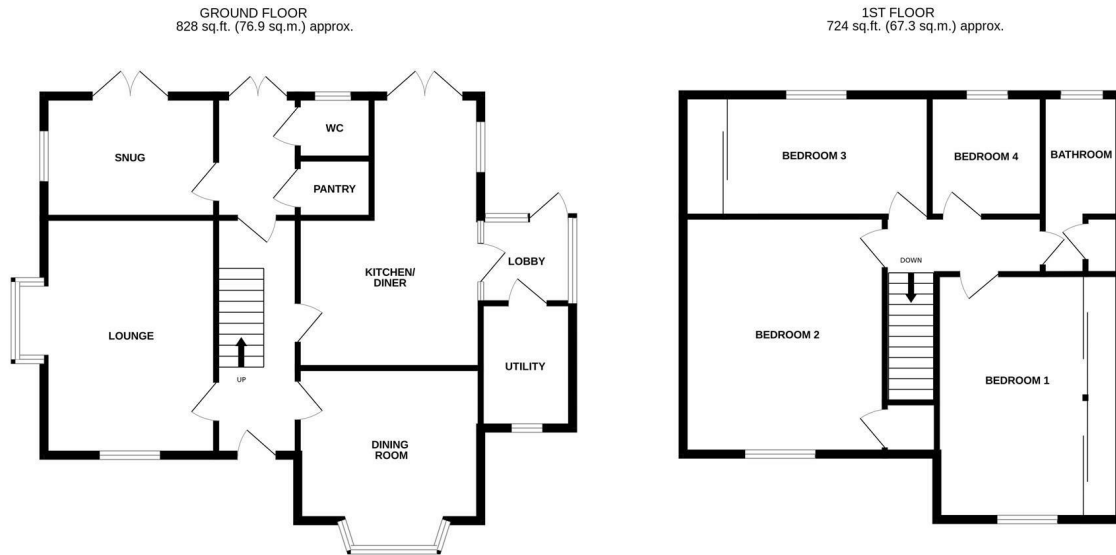
**TENURE**

Freehold

**COUNCIL TAX BAND**

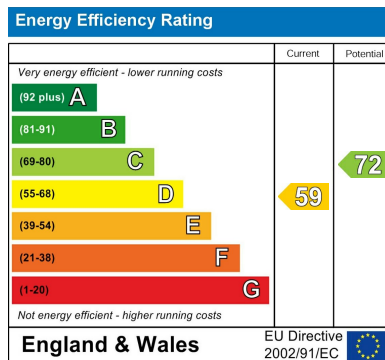
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TOTAL FLOOR AREA : 1552 sq.ft. (144.2 sq.m.) approx.

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 confirmed 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

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