



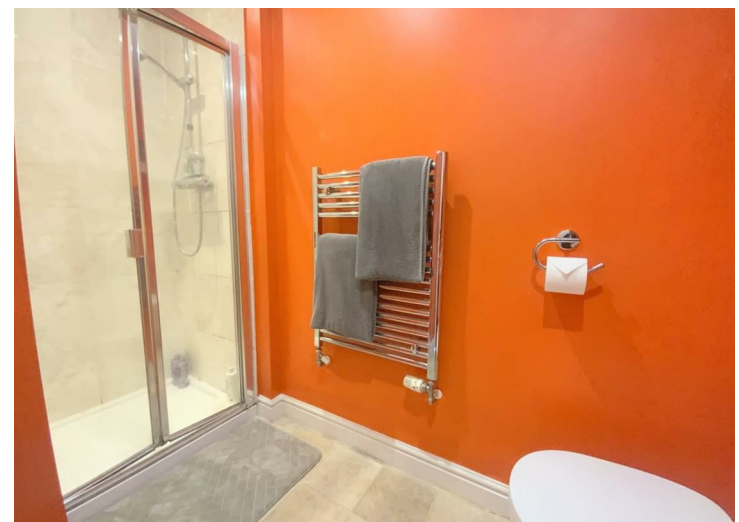
30 Caspian Crescent, Scartho Top, North East Lincolnshire, DN33 3RZ
£165,000

Key Features:

- Three Bedroom End Link Home
- Popular Scartho Top Location
- Lounge, Kitchen Diner
- Downstairs WC
- En Suite & Family Bathroom
- Off Road Parking
- Large Garden Store/Workshop

This charming three bedroom end link home is located in the ever popular area of Scartho Top, close to local amenities, and within the catchment of excellent schools.

Built in a traditional style featuring an attractive gable front, the property offers well presented accommodation, driveway parking for two vehicles, and a rear garden with a useful store/workshop. Internally, comprising an entrance hall, cloak/WC, a front aspect lounge, and a full width dining kitchen to the rear. To the first floor are three bedrooms, including the main bedroom with en suite, alongside a family bathroom.



ENTRANCE HALL

Accessed via a composite front door, with staircase leading to the first floor.

CLOAKROOM

5'4" x 2'9" (1.63 x 0.84)

Fitted with a WC and hand basin.

LOUNGE

15'4" x 12'2" (4.69 x 3.72)

With a front aspect window, and useful understairs storage cupboard.

KITCHEN/DINER

15'5" x 9'9" (4.72 x 2.98)

Fitted with a range of modern units, work tops incorporating a stainless-steel sink, integrated fridge/freezer, gas hob, and a built-in oven/combination microwave. Unit housing the gas central heating boiler. Utility cupboard with plumbing for a washing machine. Rear aspect window, and French doors opening onto the patio area.

FIRST FLOOR LANDING

With a built-in storage/airing cupboard and loft access.

BEDROOM 1

10'1" x 8'9" (3.09 x 2.67)

To front aspect.

EN SUITE

8'9" x 5'2" (2.67 x 1.58)

Fitted with a shower enclosure, wash basin and WC.

BEDROOM 2

9'8" x 8'9" (2.96 x 2.69)

A second double bedroom, to rear aspect.

BEDROOM 3

6'7" x 6'4" (2.02 x 1.94)

To rear aspect.

BATHROOM

6'6" x 6'4" (2.00 x 1.94)

Fitted with a wash basin, WC, and panelled bath with shower over.

COUNCIL TAX BAND

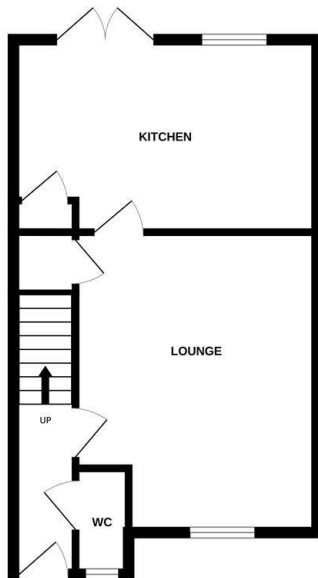
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TENURE

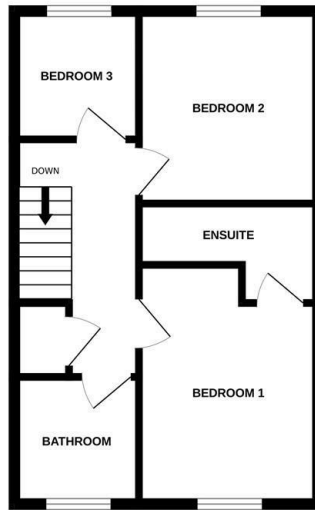
Freehold



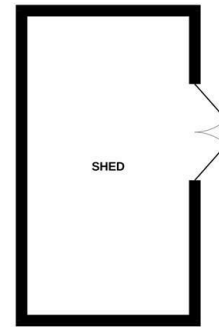
GROUND FLOOR
404 sq.ft. (37.5 sq.m.) approx.



1ST FLOOR
391 sq.ft. (36.3 sq.m.) approx.

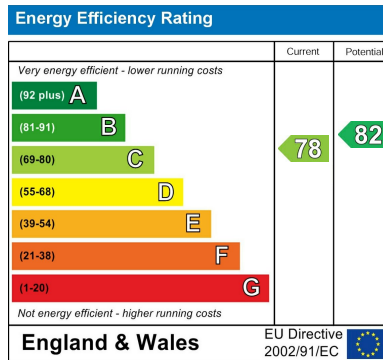


OUTBUILDING
140 sq.ft. (13.0 sq.m.) approx.



TOTAL FLOOR AREA: 935 sq.ft. (86.9 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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