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Pelham Avenue, Scartho, Grimsby



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property it must be


lovelle



£425,000



A deceptively spacious and immaculate three-bedroom detached house in central Scartho village, offering flexible three-reception-room accommodation, two en-suites plus a ground-floor bathroom, a generous and beautifully mature 0.17-acre plot with multiple seating areas and outbuildings, ample driveway parking with garage, and convenient access to local amenities, schools and transport links.

Key Features

- Detached Executive Residence
- Deceptively Spacious Property
- Generous 0.17 Acre Plot (sts)
- Prime, Sought After Village Location
- Three Bedrooms & Three Bathrooms
- Three Reception Areas
- EPC rating TBC
- Tenure: Freehold





Lovelle offer to market this three-bedroom detached house in central Scartho village, occupying a generous 0.17 acre plot(sts) on a tree-lined avenue. Deceptively spacious and presented in immaculate condition, it combines well-planned internal accommodation with an established, beautifully mature garden and excellent off-street parking.

The ground floor accommodation includes three reception areas, providing flexible living and entertaining space. A spacious living room features a brick inglenook fire and dual-aspect windows which enhance natural light and offer pleasant views to the front aspect. A further lounge, also generous in size, opens into a dining area, creating a sociable layout that works well for everyday family life and for hosting. The dining area enjoys views over the rear garden and has doors leading directly outside, encouraging easy indoor-outdoor living in warmer months.

The well-fitted kitchen is arranged with ample units and work surfaces, incorporating space for a range-style oven and a Belfast sink. There is built-in dining table within the kitchen, allowing for informal meals and family gatherings. A useful utility room provides additional storage and space for household appliances, helping to keep the main kitchen area clear and organised.

A notable advantage of the layout is the ground floor double bedroom, currently used as a study, which offers versatility for home working, guests or multigenerational living. Also on the ground floor is a bathroom fitted with a luxury spa shower, bath, sink and WC, providing a full suite of facilities conveniently accessible from all main living areas.

Upstairs, the very large principal bedroom is an impressive double room with fitted wardrobes, dual-aspect windows and its own en-suite bathroom. The en-suite includes modern tiled walls, a bath, sink and WC, creating a private and comfortable space. The second bedroom is also a double and benefits from its own en-suite shower room with shower, sink and WC, an attractive feature for families.

The property is uPVC double glazed and gas central heated, contributing to comfort and efficiency throughout the year.

Outside, the house sits within a beautiful, mature plot extending to approximately 0.17 acres(sts). The established garden is well stocked, private and thoughtfully arranged, with lawn, planting and trees providing an appealing outlook from the house. A vast patio area offers options for outdoor dining, seating or relaxation. Additional features include a summer house, greenhouse and shed, all of which are useful for leisure, storage and gardening. A large driveway provides ample off-road parking and leads to a garage, addressing practical parking and storage requirements.

Located in central Scartho village, the property benefits from a range of local amenities including shops, cafes, healthcare facilities including Diana, Princess of Wales Hospital and everyday services. Nearby schools serve families in the area, making the location particularly suitable for those with children. Public transport links connect Scartho with Grimsby town centre and surrounding districts, with bus services providing access to further retail, leisure and employment options. Grimsby Town railway station offers services towards destinations such as Manchester and Sheffield, with journey times from around two hours to major cities when making appropriate connections.

Viewings are highly recommended.

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.

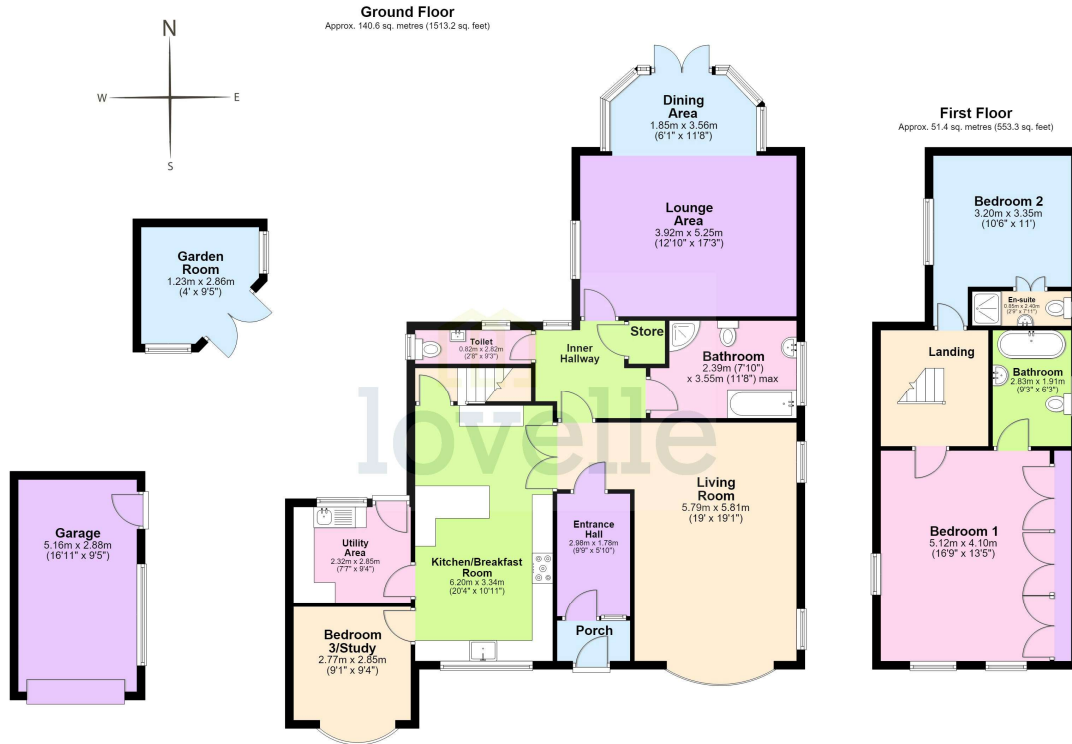
Mobile and broadband

It is advised that prospective purchasers visit checker.ofcom.org.uk in order to review available wifi speeds and mobile connectivity at the property.









Total area: approx. 192.0 sq. metres (2066.5 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.
Plan produced using PlanItUp.



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