



Woodrow Park, Scartho, Grimsby, DN33 2EF

FOR SALE - £425,000

CanTERS
Chartered Surveyors

Viewing is highly recommended on this exceptional five-bedroom detached house occupying an elevated position within Woodrow Park, forming part of this ever-popular residential district just off Louth Road and close to Scartho village centre.

The property is favourably located for a good selection of shops and other amenities, including schools, eateries, doctors' surgeries, and is well placed for the Diana, Princess of Wales Hospital.

The property has benefited from a comprehensive scheme of refurbishment and modernisation and offers spacious, well-planned accommodation, with notable features including an in-and-out driveway, double garage, gas central heating, uPVC double glazing, oak veneered internal doors, and a westerly-facing rear garden.

Hallway	The spacious and welcoming hallway has a composite entrance door, coving to the ceiling, downlights, and an understairs cupboard. An oak spindled staircase provides access to the first floor accommodation, and the engineered wood flooring continues through into the cloakroom.
Cloakroom	Fitted with a modern white suite comprising a low flush WC and a wall-hung vanity-style wash hand basin with mixer tap and mirror over. Wall-mounted chrome towel rail, feature tiled wall, and downlights to the ceiling.
Sitting Room	6.64m x 4.24m This well-proportioned reception room features a freestanding wood-burning stove with tiled hearth and wall. Coving and downlights to the ceiling, and a window to the front aspect. Two uPVC double glazed doors provide access to the conservatory.
Living Kitchen	5.31m x 3.30m plus 3.74m x 3.58m This space is undoubtedly the focus of the family home and is fitted with a comprehensive range of high gloss cupboards, wall units, and base units incorporating a breakfast bar, with contrasting oak worktops and matching upstands. Inset sink unit with mixer tap over and integrated Neff induction hob with extractor. Integrated appliances include two Siemens stainless steel ovens, a warming drawer, coffee machine, and dishwasher. A window overlooks the rear garden, and two uPVC double glazed doors provide access to the conservatory. Engineered oak flooring.
Utility Room	4.07m x 1.91m With fitted base units and contrasting oak worktops incorporating a stainless steel sink unit with mixer tap over. Space for both a washing machine and tumble dryer. Window to the side aspect, downlights to the ceiling, and doors providing access to both the cloakroom and integral garage.
Cloakroom	Fitted with a low flush WC and vanity unit with drawers and countertop basin with mixer tap and mirror over. Window to the rear aspect.
Conservatory	3.78m x 2.79m plus 2.92m x 4.00m Having a pitched glass roof, wood effect flooring, uPVC double glazed windows, and doors providing access to the rear garden.
Landing	With access to the five bedrooms.
Bedroom 1	3.74m x 3.58m With downlights and window to the rear aspect.
Dressing Room	With fitted shelves, drawers, and hanging space. Downlights to the ceiling and providing access to the en-suite shower room.
En-Suite Shower Room	2.90m x 1.78m Fitted with a modern suite comprising a walk-in shower with glass screen recess and both rainhead and handheld attachments, concealed cistern WC, and a wall-hung vanity unit with drawers and mixer tap over. Part tiled walls, vanity cupboard, and wall-mounted towel rail. Downlights to the ceiling and a window to the front aspect.
Bedroom 2	4.25m x 3.25m With fitted shelves, downlights, and a window to the front aspect.
Bedroom 3	3.30m x 3.05m With window overlooking the rear garden.
Bedroom 4	3.02m x 2.36m With coving and window to the rear aspect.
Bedroom 5	3.10m max x 2.25m max With window to the front aspect.

ADDITIONAL PHOTOS & PLANS

Family Bathroom 2.27m x 1.97m Fitted with a suite comprising a P-shaped bath with screen, mixer tap, and shower over, vanity unit with inset sink, mixer tap, drawers, and a concealed cistern WC. Part tiled walls and a window to the rear aspect.

Outside The property occupies an elevated position within a mature plot having a low level brick wall to the front and hedged boundaries together with an in-and-out driveway. A gate to the side provides access to the rear. The rear garden has a westerly orientation and is laid partly to lawn, with a patio area and borders containing an abundance of mature shrubs and trees. Garden sheds, outside lighting, and tap.

Garage 5.61m x 4.76m With single electric roller door, strip lighting, and drop-down ladder providing access to the loft space.

Tenure We are verbally advised the property is Freehold, with formal confirmation awaited from the vendor's solicitor.

Council Tax Band: D (Subject to confirmation by the Local Authority)

EPC Rating: 'C'

Further Information And To View:

Viewing by appointment only, contact James Chisholm james@canters.co.uk 01472 356143.

Disclaimer: This floor plan is for illustrative purposes only and not to scale; it should not be relied upon for accuracy. The image remains the intellectual property of Canters and should not be reproduced without consent.



Hallway



Sitting Room



Sitting Room

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ADDITIONAL PHOTOS & PLANS



Conservatory



Living Kitchen



Living Kitchen



Living Kitchen



Bedroom 1



Bedroom 1 En Suite

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Property Inspected: 10/04/2026

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ADDITIONAL PHOTOS & PLANS



Bedroom 2



Bedroom 3



Family Bathroom



Rear Garden



Rear Garden



Front

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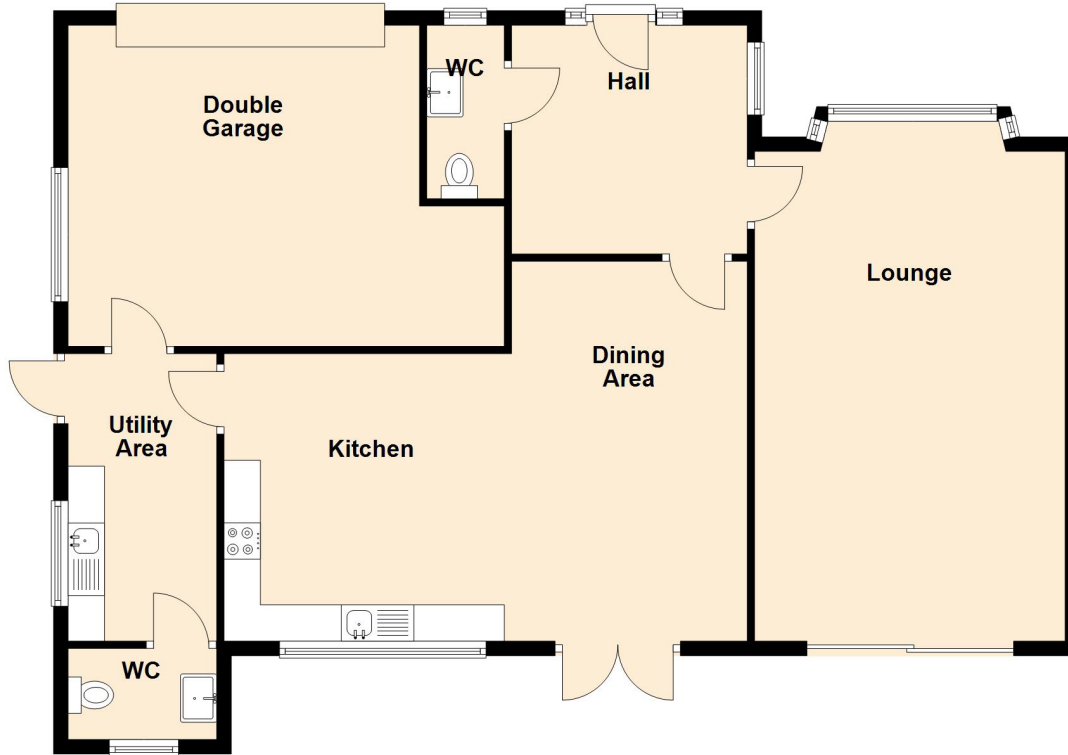
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ADDITIONAL PHOTOS & PLANS

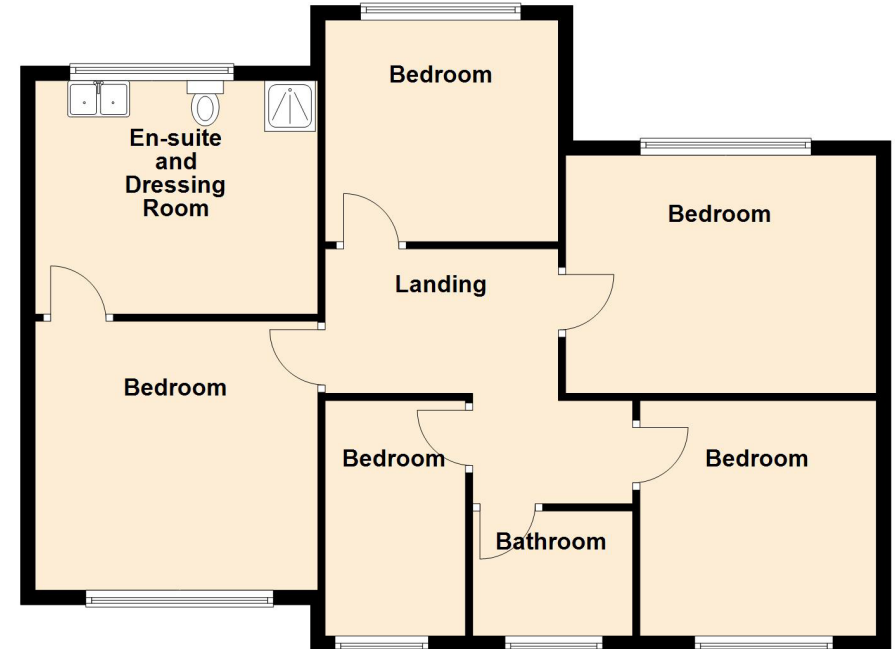
Ground Floor

Approx. 112.5 sq. metres (1211.2 sq. feet)



First Floor

Approx. 83.7 sq. metres (901.1 sq. feet)



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