



## 38 Fairfield Road Grimsby, North East Lincolnshire DN33 3DU

We are delighted to offer for sale this TRADITIONAL THREE BEDROOM SEMI DETACHED FAMILY HOME situated within the heart of Scartho village with an abundance of amenities, great bus routes, highly regarded schools and easy access to Grimsby and Cleethorpes town centres. The property benefits from gas central heating and uPVC double glazing with the accommodation comprising of; Entrance hall, kitchen diner, cloakroom, pantry, lounge, dining room and to the first floor three good sized bedrooms and shower room. Sitting away from the road with a driveway providing off road parking and leading to the detached garage. The rear garden is a good size and is mainly laid to lawn with mature planting to the borders, raised planting beds, paved patio and two timber sheds. Viewing is highly recommended offered for sale with NO FORWARD CHAIN.

**Chain Free £210,000**

- SCARTH O VILLAGE LOCATION
- TRADITIONAL SEMI DETACHED PROPERTY
- KITCHEN DINER
- CLOAKROOM & PANTRY
- DINING ROOM
- LOUNGE
- THREE BEDROOMS
- SHOWER ROOM
- FRONT & REAR GARDEN
- NO FORWARD CHAIN



## DRAFT DETAILS

PLEASE NOTE THESE ARE DRAFT PARTICULARS AWAITING FINAL APPROVAL FROM THE VENDOR, THEREFORE THE CONTENTS HEREIN MAY BE SUBJECT TO CHANGE AND MUST NOT BE RELIED UPON AS AN ENTIRELY ACCURATE DESCRIPTION OF THE PROPERTY.

## ACCOMMODATION

## MEASUREMENTS

All measurements are approximate.

## GROUND FLOOR

### ENTRANCE

Accessed to the side of the property via a half glazed uPVC door into the hallway.



### HALLWAY

The reception hallway has coving to the ceiling, carpeted flooring, radiator, handy storage cupboard and carpeted stairs with wooden spindle balustrade leading to the first floor.



### KITCHEN DINER

14'6" x 12'4" (4.43 x 3.78)

The kitchen diner benefits from a range of beech fronted wall and base units with contrasting work surfaces and tiled splash backs incorporating a composite sink and drainer, gas hob with chimney style extractor hood and electric fan assisted oven beneath, ample under counter space for a fridge and automatic washing machine. Finished with down lights to the ceiling, tiled effect laminate flooring, radiator, uPVC double glazed window and French doors overlooking the rear garden. Door leading to the handy pantry area and cloakroom.



### KITCHEN DINER

## KITCHEN DINER



## PANTRY

The handy pantry has wood effect laminate flooring and is fitted with electric.



## CLOAKROOM

4'5" x 3'2" (1.37 x 0.97)

The handy cloakroom benefits from a white two piece suite comprising of; Low flush wc and hand wash basin, finished with wood effect laminate flooring, electric radiator and uPVC double glazed window to the rear.



## DINING ROOM

14'0" x 9'11" (4.27 x 3.04)

The dining room has a uPVC double glazed walk in bay window and two side light windows, coving and decorative cornice to the ceiling, carpeted flooring and radiator.



## LOUNGE

15'5" x 11'1" (4.72 x 3.38)

The lounge has a uPVC double glazed window to the front aspect, coving to the ceiling, carpeted flooring, radiator and feature marble effect fire surround with coal effect gas fire.



## LOUNGE

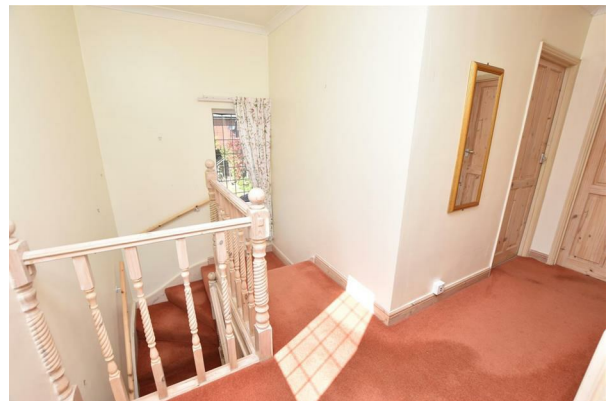


## LOUNGE



## FIRST FLOOR LANDING

Approach via the returned carpeted staircase with open wooden spindle balustrade, carpeted flooring, radiator, dual aspect uPVC double glazed windows and loft access to the ceiling.



## FIRST FLOOR LANDING



### BEDROOM ONE

11'7" x 9'11" (3.55 x 3.04)

The largest of the three bedrooms has a uPVC double glazed window to the front aspect, coving to the ceiling, radiator and a range of built in wall to wall wardrobes.



### BEDROOM TWO

11'3" x 11'1" (3.45 x 3.38)

The second double bedroom has a uPVC double glazed window to the front aspect, carpeted flooring, coving to the ceiling and radiator.



### BEDROOM THREE

10'8" x 7'11" (3.27 x 2.43)

The third bedroom is to the rear of the property with a uPVC double glazed window, wood effect laminate flooring, coving to the ceiling and radiator.



## SHOWER ROOM

6'8" x 6'7" (2.04 x 2.03)

The shower room benefits from a white three piece suite comprises of; Walk in shower with glazed screen, floating hand wash basin and low flush wc. Finished with Aqua style panelling to the walls, vinyl flooring, heated towel rail and uPVC double glazed window to the rear aspect.



## OUTSIDE

### THE GARDENS

The property stands away from the road with hedged boundaries and double wrought iron access gates leading to the driveway which provides ample off road parking. The front garden is mainly laid to lawn with mature trees and shrubs planted. Having a wrought iron gate leading to the further driveway and detached garage. Further gate leading to the rear garden. The rear garden has a mixture of fencing and hedged boundaries and is mainly laid to lawn with mature planting to the borders, raised planters to the rear of the garden ideal for vegetables, paved pathway and paved patio ideal for sunny afternoons. Two timber sheds.



### THE GARDENS



### THE GARDENS



## THE GARDENS



## THE GARDENS



### DETACHED GARAGE

Having an up and over door to the the front aspect and a uPVC double glazed window and courtesy door leading into the garden. Fitted with electric and lighting.

### TENURE - FREEHOLD

We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

### COUNCIL TAX BAND & EPC RATING

Council Tax Band - C

EPC - C

### VIEWING ARRANGEMENTS

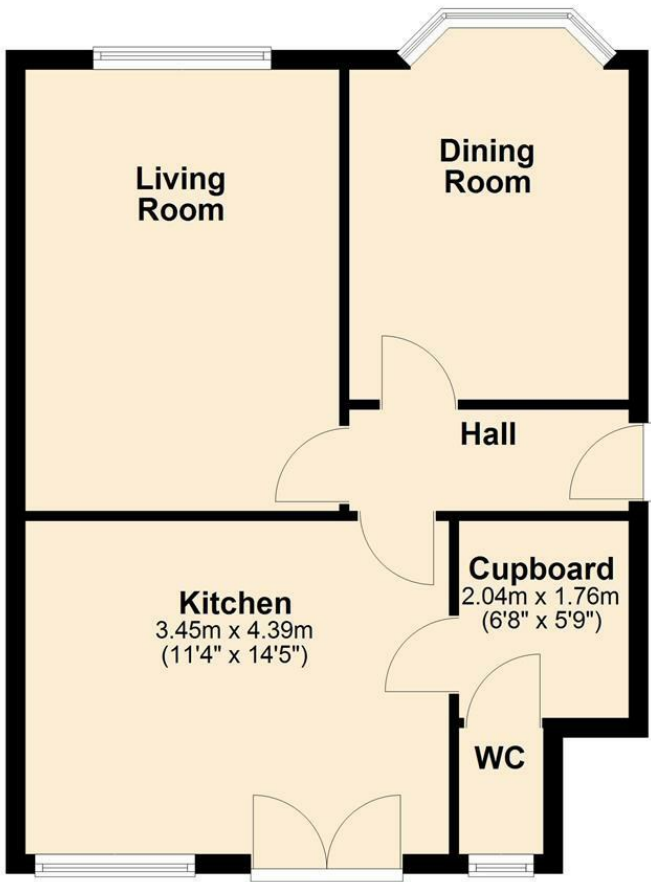
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

### OPENING TIMES

Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm

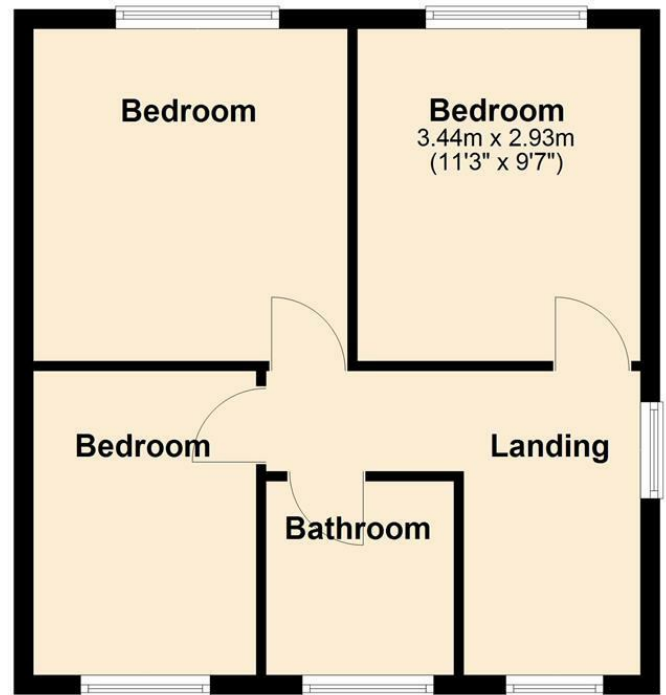
## Ground Floor

Approx. 49.8 sq. metres (535.7 sq. feet)



## First Floor

Approx. 42.1 sq. metres (452.7 sq. feet)



Total area: approx. 91.8 sq. metres (988.5 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		70	77
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firm's employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.