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Bellflower Road, Grimsby



When it comes to  
property it must be

  
lovelle



**£295,000**



An immaculately presented detached four-bedroom family home in the sought-after village of Scartho, offering three reception rooms, a modern kitchen, landscaped gardens, garage and driveway, plus excellent access to local amenities, schools and transport links on the outskirts of Grimsby.

### Key Features

- Detached House
- Four Bedrooms & Two Bathrooms
- Open Plan Kitchen/Diner, Laundry Room
- Lounge & Sun Room
- CCTV, uPVC DG & GCH
- Driveway & Garage
- EPC rating B
- Tenure: Freehold





NO CHAIN!!!

Lovelle offer to market this detached four-bedroom house in the sought-after village of Scartho, on the outskirts of Grimsby. This immaculately presented family home offers three reception rooms, a modern kitchen and landscaped gardens, with excellent access to local amenities and schools.

A welcoming hall leads to a cloakroom with WC and sink. The main lounge is superbly presented, featuring a bay window. To the rear, a modern kitchen with high gloss units, oven and gas hob, sink, integrated dishwasher and breakfast bar seating opens into a dining area. From here, double doors lead to a sun room with doors opening onto the garden, creating a sociable flow through the ground floor. There is also a useful laundry room off the kitchen.

Upstairs, the principal double bedroom includes an en-suite shower room with sink and vanity, and built-in wardrobes. Two further double bedrooms both benefit from built-in wardrobes, as does the fourth bedroom. The family bathroom provides a bath with shower attachment, WC, sink and vanity unit.

Outside, the property enjoys a landscaped garden, along with a garage and driveway. Additional features include uPVC double glazing, gas central heating and CCTV.

Scartho village offers a range of local amenities including shops, cafes and everyday services, along with well-regarded nearby schools, making this home particularly suitable for families. Grimsby town centre is easily reached by road, providing a wider choice of supermarkets, leisure facilities and employment centres.

Public transport links connect Scartho to Grimsby and the surrounding area, with further rail connections from Grimsby Town station to destinations such as Manchester and Sheffield, typically within around two to three hours. The location also provides convenient road access towards the A16 for travel across Lincolnshire and beyond.

## 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](http://checker.ofcom.org.uk) in order to review available wifi speeds and mobile connectivity at the property.

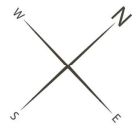






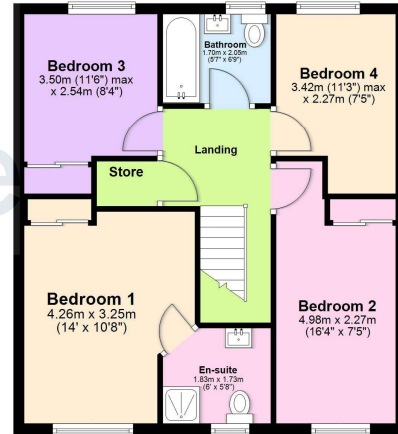
### Ground Floor

Approx. 97.4 sq. metres (1048.8 sq. feet)



### First Floor

Approx. 53.3 sq. metres (574.1 sq. feet)



Total area: approx. 150.8 sq. metres (1622.9 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 PlanUp.



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