JoWalker

ESTATE AGENTS

5 Spall Close

Scartho, Grimsby, North East Lincolnshire DN33 3GL

We are delighted to offer for sale this FOUR BEDROOM DETACHED FAMILY HOME situated within the popular residential area of Scartho Top, close to all local amenities, the new Scartho Gateway Academy, good bus routes, Princess Diana of Wales Hospital and a short drive to both Grimsby and Cleethorpes town centres. The property benefits from gas central heating and uPVC double glazing with the accommodation briefly comprising of; Entrance hall, lounge, kitchen diner, utilit room, cloakroom and to the first floor FOUR double bedrooms, master with en suite shower room and family bathroom. Enjoying a private position with a driveway providing ample off road parking leading to the garage. The rear garden is enclosed by fencing and is mainly laid to lawn with mature planting to the borders and a paved patio area. Viewing is highly recommended offered for sale with NO FORWARD CHAIN.

Chain Free £237,500

- SOUGHT AFTER LOCATION
- DETACHED FAMILY HOME
- KITCHEN DINER
- UTILITY ROOM
- CLOAKROOM
- LOUNGE
- FOUR BEDROOMS
- MASTER WITH EN SUITE SHOWER ROOM
- FAMILY BATHROOM
- PRIVATE POSITION

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www.joywalker.co.uk

MEASUREMENTS
All measurements are approximate.

ACCOMMODATION
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ENTRANCE
Accessed via a composite door leading into the hallway.

HALLWAY
The hallway has mat style flooring with carpeted stairs leading to the first floor and radiator.

LOUNGE
15'0" x 10'7" (4.58 x 3.24)
The good sized lounge has a uPVC double glazed window to the front aspect, carpeted flooring and radiator.

LOUNGE

KITCHEN DINER

17'4" x 10'7" (5.30 x 3.23)

The modern kitchen diner is a good size with the kitchen to one end and dining area to the other. The kitchen are benefits from a range of cream gloss wall and base units with contrasting worksurfaces and matching upstands incorporating a stainless steel sink and drainer, gas hob with black glass splashback and stainless steel chimney style extractor, eye level built in microwave and electric fan assisted oven and integrated fridge freezer. Finished with down lights to the ceiling, wood effect vinly flooring, carepted flooring to the dining area, radiator, largest storage cupboard and a uPVC double glazed window and French doors overlooking the rear garden.

KITCHEN DINER

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UTILITY ROOM

6'1" x 5'8" (1.87 x 1.75)

The utility room benefits from matching units to the kitchen with a stainless stell sink and drainer and ample space for an automatic washing machine and tumble dryer. Wall mounted boiler. Finished with down lights to the ceiling, radiator, wood effect vinyl flooring and a composite door leading to the garden.

CLOAKROOM

6'2" x 3'1" (1.88 x 0.96)

The cloakroom benefits from a white two piece suite comprises of; Low flush wc and corner hand wash basin with tiled splashbacks. Finished with wood effect vinyl flooring, radiator and uPVC double glazed window to the side aspect.

FIRST FLOOR

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FIRST FLOOR LANDING

Having continued carpete flooring from the stairs, airing cupboard, radiator and loft access to the ceiling.

BEDROOM ONE

12'11" x 10'6" (3.95 x 3.21)

The largest of the four bedrooms has a uPVC double glazed window to teh front aspect, carepted flooring, radiator and door leading to the en suite shower room.

BEDROOM ONE

EN SUITE SHOWER ROOM

5'10" x 5'8" (1.78 x 1.74)

Benefitting from a white three piece suite comprising of; Walk in shower with glazed screens with tiled splashbacks, low flush wc and vanity unit with hand wash basin and handy storage. Finished with down lights to the ceiling, carpeted flooring, heated rail and a uPVC double glazed window to the front aspect.

BEDROOM TWO

12'3" x 9'6" (3.75 x 2.91)

The second double bedroom is to the front aspect with a uPVC double glazed window, carpeted flooring and radiator.

BEDROOM THREE

12'0" x 8'9" (3.68 x 2.69)

The third double bedroom is to the rear aspect with a uPVC double glazed window, carpeted flooring and radiator.

BEDROOM FOUR

12'2" x 8'2" (3.72 x 2.49)

The fourth bedroom is again to the rear aspect with a uPVC double glazed window, carpeted flooring and radiator.

BATHROOM

8'10" x 6'0" (2.71 x 1.83)

Benefitting from a white three piece suite comprising of bath with shower over and glazed screen, floating hand wash basin and low flush wc. Finished with part tiling to the walls, wood effect vinyl flooring, down lights to the ceiling, heated towel rails and a uPVC double glazed window to the rear aspect.

OUTSIDE

THE GARDENS

The property enjoys a private position with an open plan front garden with hedged boundaries to the front, lawn and mature planting to the borders and double width driveway providing off road parking and leading to the garage. Shared walk way leading to the rear garden which is accessed via a wooden gate. The rear garden is a good size and is mainly laid to lawn with mature planting to hte borders, paved patio area and fenced boundaries.

THE GARDENS

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GARAGE

18'8" x 9'4" (5.70 x 2.86)

The garage has an up and over door to the front aspect and is fitted with electric and lighting.

COUNCIL TAX BAND & EPC RATING

Council Tax Band - D

EPC - C

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.

VIEWING ARRANGEMENTS

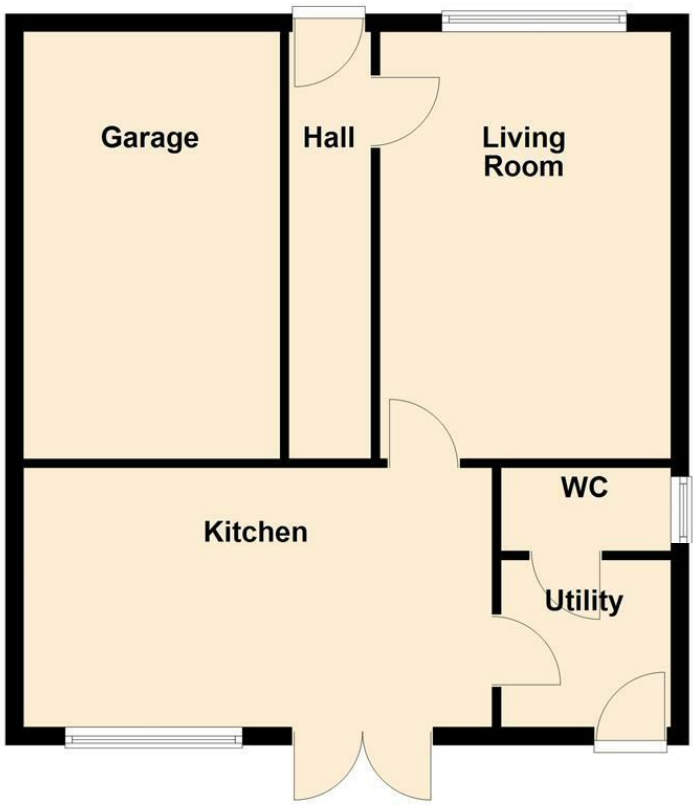
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

OPENING TIMES

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

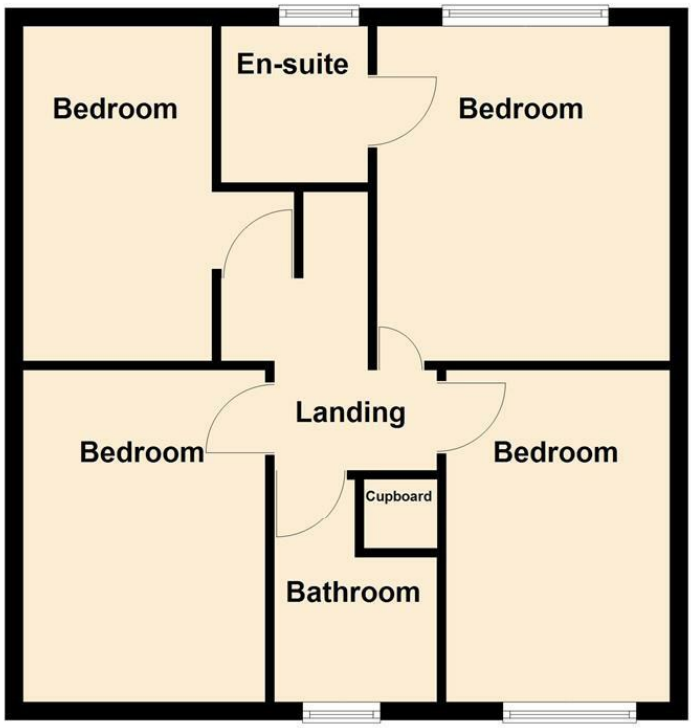
Ground Floor

Approx. 56.1 sq. metres (604.2 sq. feet)

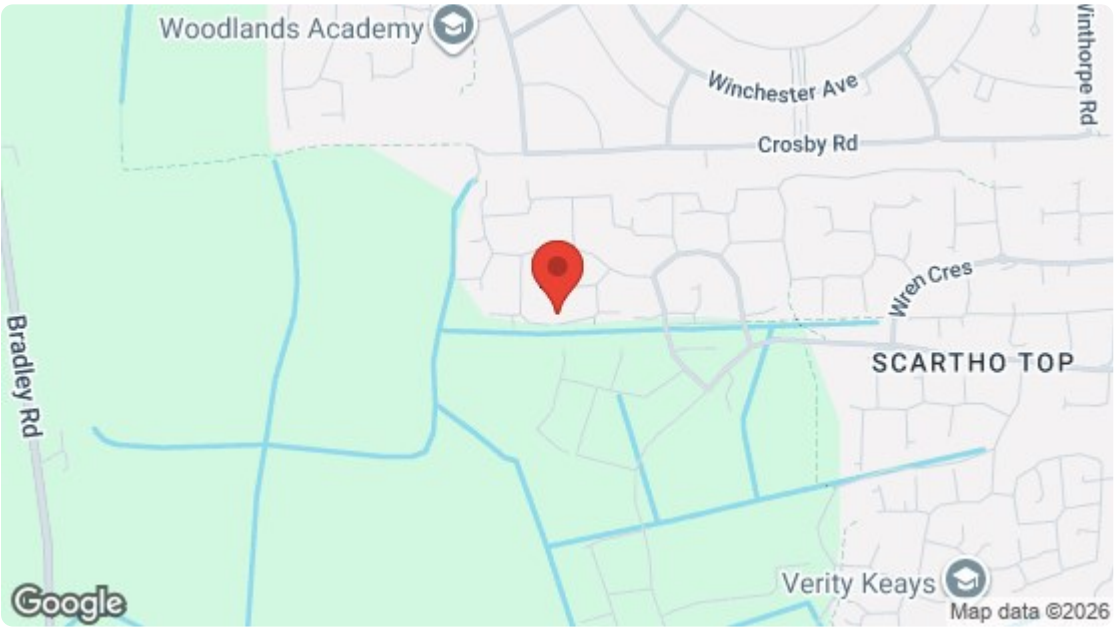


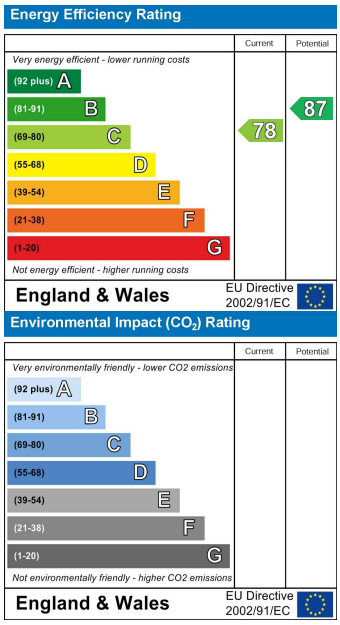
First Floor

Approx. 54.5 sq. metres (587.0 sq. feet)



Total area: approx. 110.7 sq. metres (1191.2 sq. feet)





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 firms 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.