



66 Mendip Avenue, Scartho, DN33 3AN
£165,000

Key Features:

- Three Bedroom End Terrace Home
- Spacious Corner Plot with Ample Parking
- Open Plan Kitchen/Dining Room
- Separate Lounge
- Utility Room
- Modern Family Bathroom
- Popular School Catchment Area

Set on a spacious corner plot within a popular and established area of Scartho, this three bedroom end terrace home offers well-planned accommodation, making it an excellent choice for first-time buyers and young families. The property combines practical living space with a convenient location, close to a range of local amenities.

The accommodation comprises an entrance hall, a comfortable lounge and an open plan kitchen and dining room, creating an ideal space for both everyday family life and entertaining. French doors open directly onto the rear garden, while a useful utility room extension provides additional storage and laundry space.

To the first floor are two double bedrooms, a single bedroom and a modern family bathroom fitted with a shower over the bath.

Externally, the property benefits from ample off-road parking and a rear garden with lawn and paved patio.

Scartho is well served by local shops, popular schools and everyday amenities. Diana, Princess of Wales Hospital is within easy reach, while Grimsby town centre and Cleethorpes seafront are both just a short drive away.



LOUNGE
12'9" x 10'8" (3.89 x 3.26)

KITCHEN
10'4" x 8'6" (3.17 x 2.61)

UTILITY
7'8" x 7'1" (2.34 x 2.16)

DINING ROOM
10'5" x 8'11" (3.20 x 2.72)

FIRST FLOOR

BEDROOM 1
13'0" x 10'4" (3.97 x 3.16)

BEDROOM 2
10'4" x 9'11" (3.16 x 3.04)

BEDROOM 3
9'6" x 7'3" (2.91 x 2.22)

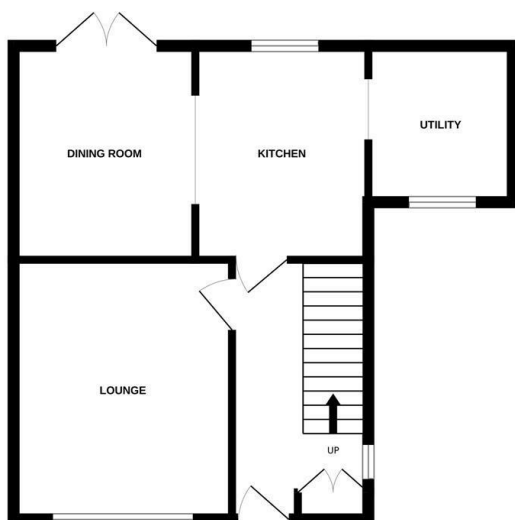
BATHROOM
7'6" x 5'4" (2.29 x 1.64)

TENURE
FREEHOLD

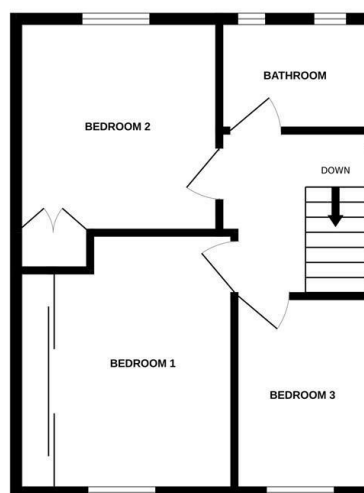
COUNCIL TAX
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GROUND FLOOR
459 sq.ft. (42.7 sq.m.) approx.

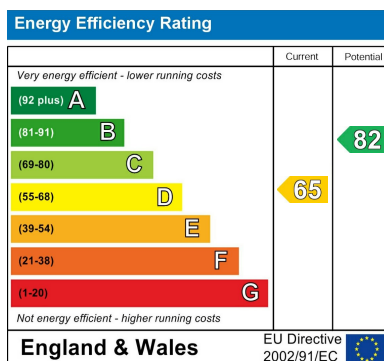


1ST FLOOR
405 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 864 sq.ft. (80.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing

By appointment only.

Tenure

We are advised by the vendor that the property is: As Above However, prospective purchasers should have the tenure of this property confirmed by a solicitor.

Additional Information Local Authority: North East Lincolnshire Council Telephone 01472 313 131

Services: All mains services are available or connected subject to the statutory regulations. we have not tested any heating systems, fixtures, appliances or services.

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS

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