



Bracken Park, Scartho, Grimsby

**FOR SALE - £385,000**

**CanTERS**

Chartered Surveyors

Early viewing is highly recommended for this fabulous four-bedroom detached house, complete with a detached double garage, situated within this highly sought-after and well-regarded residential location.

Bracken Park lies just off Springfield Road and is ideally positioned to take full advantage of the excellent range of amenities available within Scartho village centre. These include a medical centre, local shops, convenience stores, hot food takeaways, the popular Rose and Crown public house, a community centre, rugby club and nursery school. The area is also well served by regular bus routes and benefits from nearby schooling, making it an ideal setting for families.

The property offers well-presented and thoughtfully maintained accommodation arranged over two floors, benefiting from gas-fired central heating, uPVC double glazing and a security alarm system. The ground floor comprises an entrance porch, cloakroom, lounge, spacious kitchen diner and utility room. To the first floor are four bedrooms, en-suite shower room together with a family bathroom.

## Ground Floor

- Entrance Porch** Accessed via a part uPVC double glazed entrance door with matching side light. Wood-effect Karndean flooring continues seamlessly into the hallway.
- Cloakroom** Fitted with a modern vanity unit incorporating a concealed cistern low flush WC and inset bowl sink with mixer tap, complemented by cupboards and a contrasting worktop. Wall-mounted mirrored cabinet, coving to the ceiling and a window to the front aspect.
- Entrance Hall** Featuring a return spindled oak staircase leading to the first floor and coving to the ceiling.
- Sitting Room** 5.61m x 3.46m A well-proportioned and inviting reception room featuring an oak fireplace with tiled hearth and freestanding cast iron gas stove. A window overlooks the front garden, while twin uPVC doors open onto the patio. Finished with coving to the ceiling and wall lighting.
- Kitchen Diner** 5.80m x 3.62m A superb open-plan space to the rear of the property, fitted with a contemporary range of high gloss cupboards, wall and base units incorporating a breakfast bar complemented by oak worktops with matching upstands. Features include an inset sink with mixer tap, stainless steel double oven, four-ring induction hob with chimney-style extractor, integrated fridge/freezer and dishwasher. Finished with plinth lighting, ceiling downlights and tile-effect Karndean flooring. A window overlooks the rear garden, with double doors opening onto the patio.
- Utility Room** 1.98m x 1.84m Fitted with high gloss wall units and oak worktop with matching upstands. Space and plumbing for a washing machine, tumble dryer and fridge. Wall-mounted boiler and a uPVC double glazed door providing access to the exterior.

## First Floor

- Landing** With coving to the ceiling, loft access hatch, and with four bedrooms off.
- Bedroom One** 3.63m x 2.96m A comfortable double bedroom with coving to the ceiling and a window overlooking the rear garden.
- En-Suite Shower Room** Fitted with a vanity unit incorporating storage, concealed cistern WC and inset sink with mixer tap and illuminated mirror above. Corner tiled shower enclosure with sliding door. Coving to the ceiling and window to the front aspect.
- Bedroom Two** 3.62m (max) x 2.67m With coving to the ceiling and a window overlooking the rear garden.
- Bedroom Three** 3.58m (max) x 2.58m With coving to the ceiling and a window to the rear garden.
- Bedroom Four** 3.48m x 1.91m With window to the front aspect.

**Family Bathroom** Fitted with a modern suite comprising a panelled bath with glass screen, mixer tap and shower over, vanity wash hand basin with drawers and mixer tap, and a low flush WC. Tiled flooring and coving to the ceiling.

**Outside** The property is set back behind a mature hedge, with the front garden predominantly laid to concrete, providing generous off-road parking for multiple vehicles and access to the garage. A gated side access leads to the enclosed rear garden, which is predominantly laid to lawn and enclosed by fencing. The garden also features a patio seating area and well-stocked borders with a variety of established plants and shrubs.

**Detached Double Garage** 5.08m x 5.34m Constructed of brick beneath a pitched concrete tiled roof, featuring twin up-and-over doors, with light and power. To the side is an additional area of hard standing with decorative stone and slate together with a small lawned area behind the garage.

**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' (74)

**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.

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Property Inspected: 23/03/2026

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## ADDITIONAL PHOTOS & PLANS



Sitting Room



Sitting Room



Kitchen



Kitchen



Kitchen



Utility

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## ADDITIONAL PHOTOS & PLANS



Entrance Hall



Bedroom 1



En Suite Shower Room



Bedroom 2



Bedroom 3



Family Bathroom

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## ADDITIONAL PHOTOS & PLANS



Rear Elevation



Rear Garden



Garage

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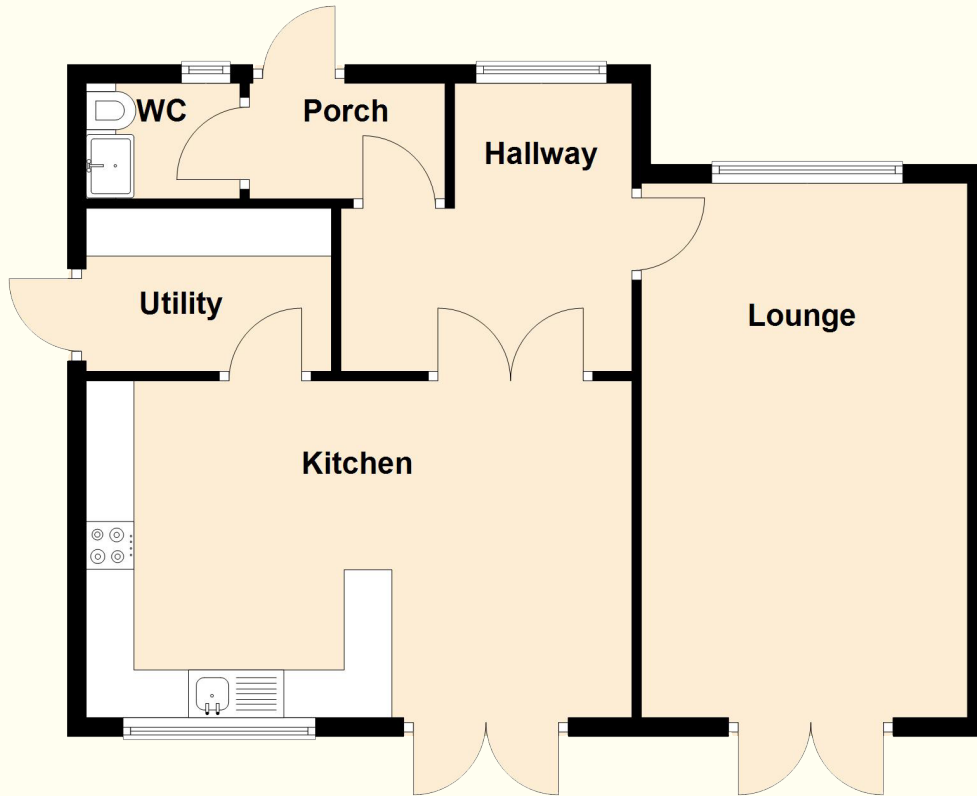
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**ADDITIONAL PHOTOS & PLANS**

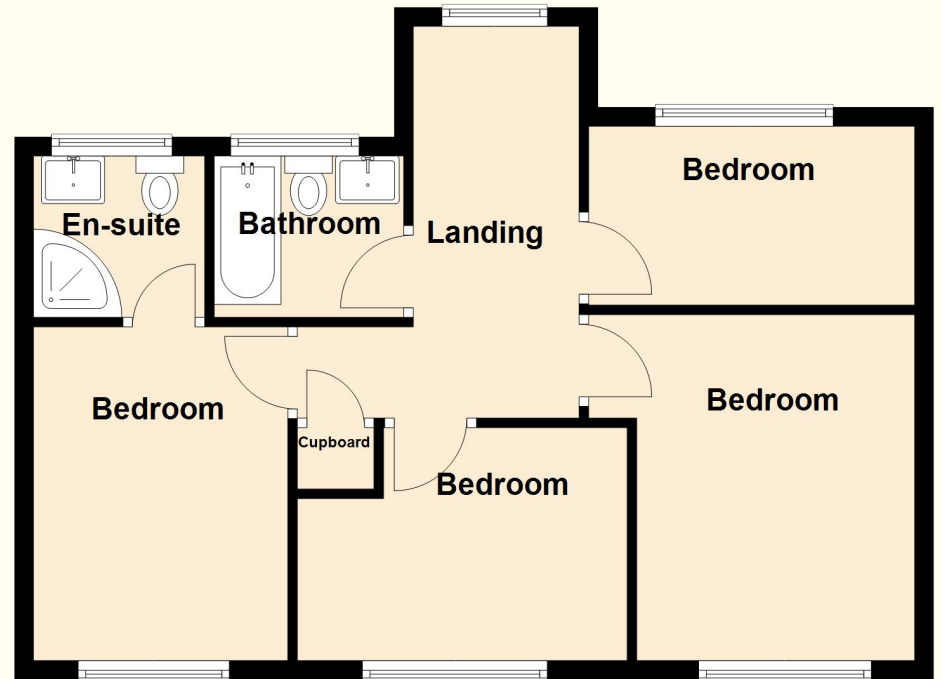
**Ground Floor**

Approx. 57.8 sq. metres (622.2 sq. feet)



**First Floor**

Approx. 52.4 sq. metres (563.9 sq. feet)



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