

Buy. Sell. Rent. Let.



Waltham Road, Scartho, Grimsby



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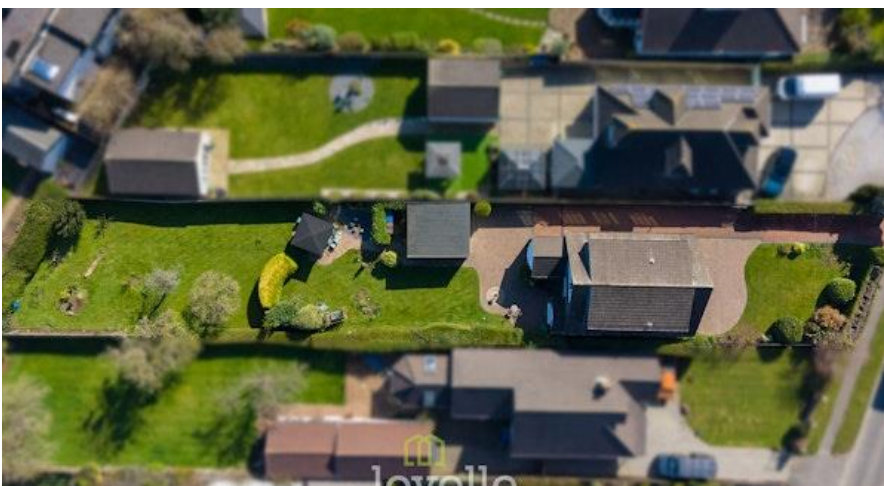
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**£399,950**



This radiant, detached four-bedroom family home is situated in a highly sought-after location near schools and parks and features spacious, light-filled living areas, a modern kitchen and bathroom, an enclosed generous size garden, and practical additions such as a garage, utility room, and ample storage.

#### Key Features

- UPVC Double Glazing
- Gas Central Heating
- 4 Bedrooms
- Detached House
- Popular Location
- Private Driveway & Garage
- EPC rating C
- Tenure: Freehold





Lovelle brings to market this welcoming, detached four-bedroom house situated in a highly sought-after location, benefitting from nearby schools, local amenities, public transport links, and beautiful walking routes. This radiant property is ideal for families due to its generous size and inviting atmosphere.

The living quarters present three reception rooms. The first boasts abundant natural light due to the dual aspect windows, which includes a bay window, and is enhanced by a comforting gas fireplace. The second reception area is spacious and currently used as a dining room. The third reception room offers an open-plan area which could be used as a living/dining area, play area or office and features the grandeur of triple aspect windows.

The culinary space in this home is defined by a charming kitchen incorporating a hob, a cooker, and a dishwasher. The dual aspect windows and bay window elevate the daylight in this space, illuminating it beautifully.

The house accommodates four bedrooms: three spacious doubles and one single, which all feature dual aspect windows, bringing in an abundance of natural light. The first double is a capacious room with ample space for wardrobes. The second and fourth bedroom are also doubles, whilst there is also a spacious single room with wardrobes included in the space.

Upstairs benefits from a modern bathroom, including a heated towel rail, WC, a vanity sink, a walk-in shower, and built-in cupboards, amplifies the property's contemporary vibe.

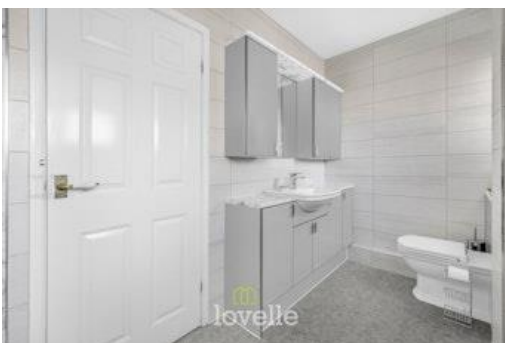
Furthermore, the property features UPVC double glazing, gas central heating, a separate WC downstairs, a utility room equipped with a sink and space for washer, enhancing the home's appeal. An additional luxury is the garage, large enclosed garden and garden house, likely to fulfil any extra storage or workshop needs. The plot measures an impressive 0.25 acre (sts). Call lovelle and book your viewing today!

## 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 & 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.









Total area: approx. 203.6 sq. metres (2191.6 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, selling, or mortgaging 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. Plans produced using Planica.



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01472 251918

grimsby@lovelle.co.uk

