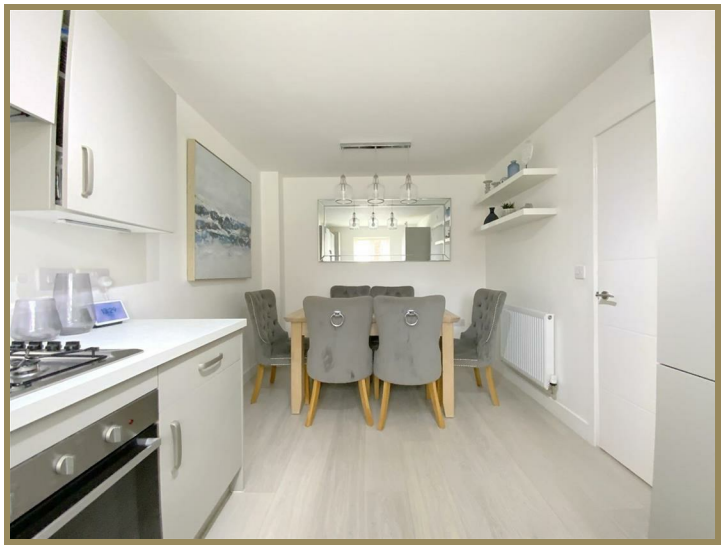
ARGYLE
ESTATE AGENTS



4 Thornbury Drive, Scartho Top, Scartho, DN33 3TR
£160,000

31 Sea View Street, Cleethorpes, North East Lincolnshire, DN35 8EU Tel: 01472 603929

Key Features:

- Modern Semi Detached Home, Built in 2021
- Three Double Bedrooms
- Dining Kitchen
- Rear Aspect Lounge
- En Suite Shower Room & Family Bathroom
- Downstairs Cloak/WC
- Driveway Parking
- South Facing Rear Garden

MOVE IN FOR XMAS Situated in the popular residential area of Scartho Top, this modern semi detached home offers stylish and well presented accommodation, ideal for families and first-time buyers. Ideally positioned close to a wide range of local amenities, popular schools and just a short walk to the Diana, Princess of Wales Hospital.
The accommodation comprises an entrance hall, cloak/WC, dining kitchen featuring a full range of integrated appliances, and a spacious rear aspect lounge. To the first floor are three good sized bedrooms, including the main bedroom with en suite shower room, along with a family bathroom.
Externally, the property benefits from off road parking for two vehicles and a south facing rear garden.

ENTRANCE HALL
12'9" x 3'8" (3.91 x 1.12)
Fitted with Karndean flooring which continues throughout the ground floor, and staircase incorporating built-in storage.

CLOAKROOM
5'7" x 2'9" (1.71 x 0.85)
Fitted with a WC and pedestal hand basin.

DINING KITCHEN
15'6" x 9'1" (4.73 x 2.78)
A front aspect kitchen fitted with a range of modern units, incorporating a built-in oven, gas hob, integrated fridge/freezer, dishwasher and washer/dryer. Gas central heating boiler housed within wall unit.

LOUNGE
16'3" x 10'5" (4.96 x 3.18)
A full width lounge with French doors opening onto the rear garden.

FIRST FLOOR

BEDROOM 1
14'7" x 9'0" (4.46 x 2.76)
Rear aspect bedroom.

EN-SUITE SHOWER ROOM
7'5" x 4'10" (2.28 x 1.49)
Fitted with a shower enclosure, pedestal basin and WC.

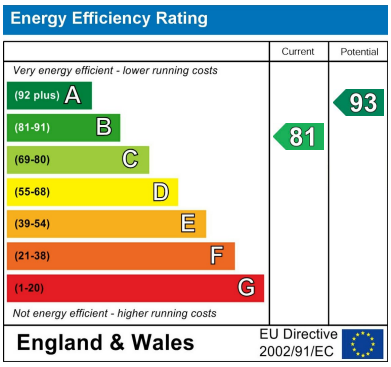
BEDROOM 2
11'5" x 9'0" (3.50 x 2.76)
Front aspect bedroom.

BEDROOM 3
10'5" x 6'11" (3.20 x 2.11)
Rear aspect bedroom.

BATHROOM
6'11" x 5'6" (2.12 x 1.70)
Fitted with a pedestal basin, WC, and panelled bath with shower attachment.

TENURE
FREEHOLD

COUNCIL TAX
B



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 confirrmed 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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