



8a Sandgate Close, Scartho, North East Lincolnshire, DN33 3TD
£140,000

Key Features:

- Modern Semi Detached Home, Built in 2021
- Popular 'Scartho Top' Location
- Two Double Bedrooms
- Kitchen Diner
- Rear Lounge
- Downstairs Cloak/WC & First Floor Bathroom
- Quiet Cul De Sac Position With Off Road Parking
- Low Maintenance Rear Garden

*** £5000 Towards Deposit ***

A modern two bedroom semi detached home, built in 2021, situated in the ever popular area of Scartho Top. The accommodation offers a front facing kitchen diner, a full width rear lounge with French doors opening onto the garden, and a downstairs cloak/WC off the hallway. Upstairs, there are two double bedrooms along with the family bathroom.

Set in the corner of a quiet cul de sac, the home includes off road parking for two vehicles and a low maintenance rear garden.

Conveniently positioned for local amenities, schools and the Diana, Princess of Wales Hospital, this is an ideal home for buyers seeking modern, easy living.



ENTRANCE HALL

Accessed via a composite front entrance door. With storage cupboard housing the 'Ideal Logic' gas central heating boiler.

CLOAKROOM

5'6" x 2'10" (1.69 x 0.87)

Fitted with a pedestal hand basin, and WC.

KITCHEN DINER

15'0" x 6'5" (4.58 x 1.96)

A front aspect kitchen diner, fitted with a range of modern units, worktops incorporating a stainless steel sink, built-in oven, gas hob, integrated washing machine, and space for a fridge/freezer.

LOUNGE

13'5" x 8'11" (4.09 x 2.73)

Situated at the rear, with French doors opening onto the patio.

FIRST FLOOR LANDING

With access to the loft.

BEDROOM 1

13'4" x 9'3" (4.07 x 2.84)

To rear aspect.

BEDROOM 2

13'4" x 7'9" (4.07 x 2.37)

To front aspect.

BATHROOM

6'7" x 6'3" (2.03 x 1.92)

Fitted with a pedestal basin, WC, panelled bath with shower over, and a heated towel rail.

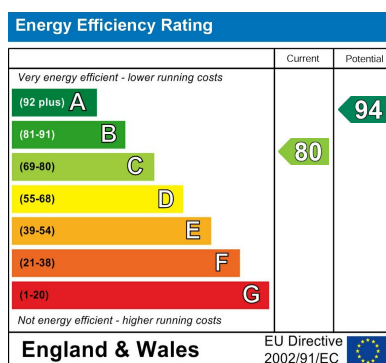
TENURE

FREEHOLD

COUNCIL TAX BAND

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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

Although we have taken great care to ensure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. Any references to the condition, use or appearance of the property or appliances therein, are made for guidance only, and no warranties are given or implied by this information. It is not the Agents policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries., in order to ensure that any necessary consents have been obtained. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purposes only and are not for any other use but guidance and illustration. The Agents have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore