



62 Allestree Drive, Scartho, North East Lincolnshire, DN33 3DX
£287,500

Key Features:

- Traditional Three Bedroom Detached Home
- Immaculately Presented Family Accommodation
- Open Plan Layout To The Rear
- Modern Fitted Kitchen
- Bay Fronted Lounge
- Downstairs Cloak/WC & First Floor Bathroom
- Generous Rear Garden
- Driveway Parking & Garage

A beautifully presented bay fronted detached home, located in this highly regarded and established area of Scartho, situated within the pleasant cul de sac of Allestree Drive. Having been significantly renovated within the last three years, including rewiring, a new gas central heating system and a newly installed kitchen and bathroom, the property offers stylish, move-in ready family accommodation, close to popular schools and local amenities.

The ground floor comprises an entrance hall with cloak/WC, a front lounge, and an open plan layout to the rear, creating a bright and sociable living and dining space, complemented by a modern fitted kitchen.

To the first floor are three well-proportioned bedrooms, including two doubles with fitted wardrobes, alongside a family bathroom.

The property occupies a generous plot, enjoying a private outlook at the rear backing onto Quantock Park and providing excellent space for outdoor living and entertaining. The front offers driveway parking and access to the attached garage. Offered for sale with No Forward Chain



ENTRANCE HALL

14'0" x 6'11" (4.29 x 2.13)

Accessed via a composite front entrance door, and featuring parquet wood flooring.

CLOAKROOM/WC

2'11" x 2'11" (0.89 x 0.89)

Fitted with a WC and hand basin.

LOUNGE

13'10" x 11'5" (4.24 x 3.48)

A bay fronted lounge with feature fireplace.

KITCHEN

13'4" x 9'10" (4.07 x 3.00)

Fitted with a range of modern white gloss units, and contrasting worktops incorporating a peninsula breakfast bar. Integrated appliances include a double oven, ceramic hob, and dish washer. Open plan to :-

LIVING/DINING ROOM

24'4" x 10'11" (7.43 x 3.33)

A flexible living and dining space overlooking the rear garden, with French doors opening onto the patio area.

UTILITY

Located under the stairs, providing space for laundry appliances.

FIRST FLOOR LANDING

With access to the loft, and a side aspect window.

BEDROOM 1

14'9" x 11'5" (4.50 x 3.49)

With a bay window to front aspect, and a built-in double wardrobe.

BEDROOM 2

13'10" x 11'4" (4.22 x 3.46)

To rear aspect, with two built-in double wardrobes, one housing the gas central heating boiler.

BEDROOM 3

10'5" x 7'4" (3.18 x 2.26)

To rear aspect.

BATHROOM

6'10" x 6'5" (2.09 x 1.97)

Fitted with a vanity unit, WC, and a panelled bath with shower over.

GARAGE

16'10" x 9'0" (5.14 x 2.75)

Attached brick garage with electric roller door, and rear pedestrian access.

TENURE

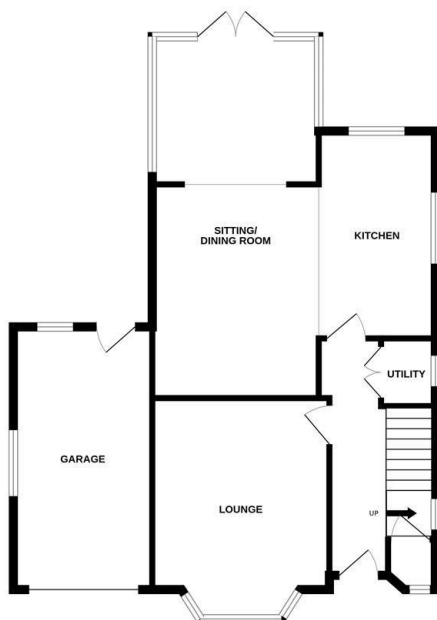
Freehold

COUNCIL TAX BAND

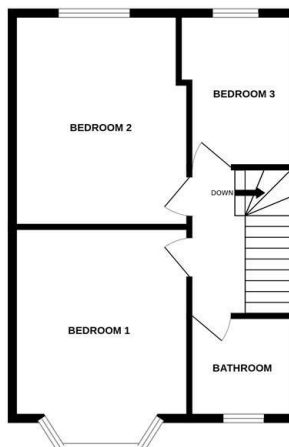
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GROUND FLOOR
772 sq.ft. (71.7 sq.m.) approx.

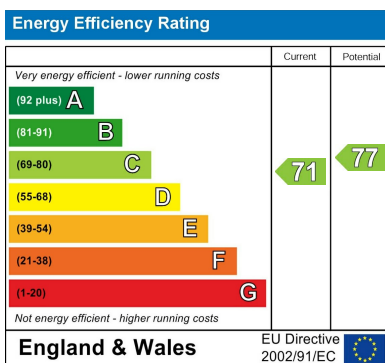


1ST FLOOR
494 sq.ft. (45.8 sq.m.) approx.



TOTAL FLOOR AREA: 1265 sq.ft. (117.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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

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

