



3 Edinburgh Way, Scartho, DN33 3TG
£260,000

Key Features:

- Detached Four Bedroom Home
- Ever Popular Scartho Top Location
- Spacious Family Accommodation
- Open Plan Kitchen/Dining Room
- Separate Lounge
- Utility Room & Cloak/WC
- En Suite Shower Room & Family Bathroom
- Ample Driveway Parking & Garage
- Enclosed Lawned Garden

Found in the ever popular area of Scartho Top, this well presented four bedroom detached home offers spacious and well planned family accommodation, finished with a modern interior throughout.

Ideally positioned for local amenities, the Diana, Princess of Wales hospital and highly regarded schools, the property also enjoys convenient access to Grimsby town centre and Cleethorpes seafront, both of which are just a short drive away. The accommodation comprises a front aspect lounge providing a generous reception space, while to the rear a superb full width open plan kitchen/dining room forms the heart of the home. Fitted with a large range of contemporary units and integrated appliances including twin ovens, an induction hob and dishwasher, the space is ideal for both everyday living and entertaining, with access to the rear garden. A useful utility room and cloak/WC complete the ground floor.

To the first floor are four good sized bedrooms, offering versatile space for growing families, guests or those working from home. The main bedroom benefits from an en suite shower room, while the remaining bedrooms are served by a well-appointed family bathroom fitted with a shower over the bath.

The property also benefits from the majority of uPVC double glazing having been recently replaced, further enhancing its appeal.

Externally, the property enjoys a mainly lawned rear garden, while the driveway provides off road parking for two vehicles and access to the single garage.



LOUNGE

16'1" x 10'7" (4.91 x 3.23)

KITCHEN/DINING ROOM

22'11" x 15'1" (7.00 x 4.60)

UTILITY ROOM

5'5" x 4'10" (1.67 x 1.48)

CLOAKROOM/WC

4'10" x 3'6" (1.48 x 1.07)

FIRST FLOOR

BEDROOM 1

14'0" x 10'9" (4.29 x 3.29)

EN SUITE SHOWER ROOM

6'11" x 5'6" (2.12 x 1.70)

BEDROOM 2

16'1" x 8'7" (4.91 x 2.63)

BEDROOM 3

10'9" x 8'2" (3.29 x 2.51)

BEDROOM 4

10'9" x 7'4" (3.29 x 2.25)

BATHROOM

6'7" x 5'5" (2.03 x 1.67)

GARAGE

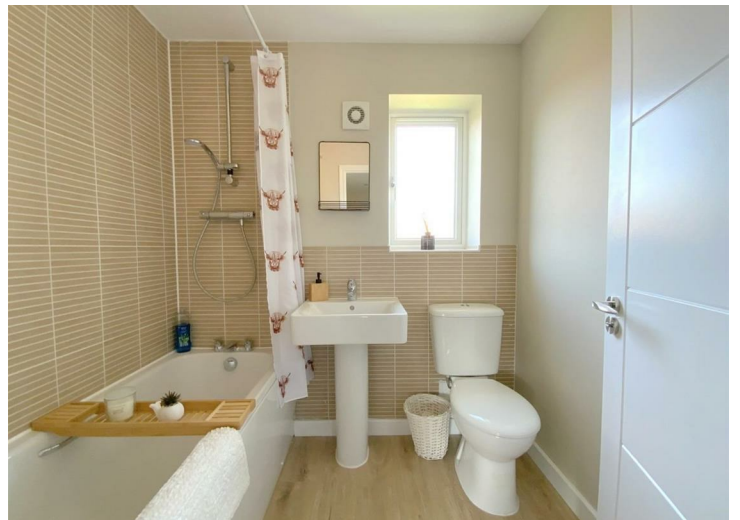
16'10" x 8'11" (5.14 x 2.72)

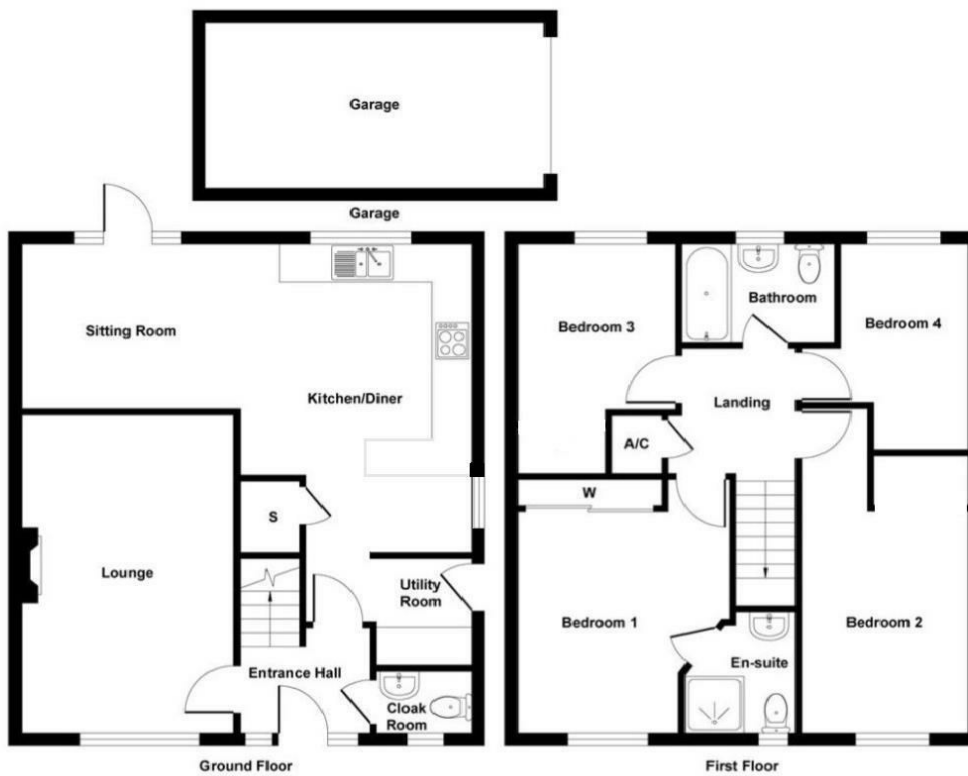
TENURE


FREEHOLD

COUNCIL TAX BAND

D





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		87
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

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

