



4 Thornbury Drive, Scartho Top, Grimsby, DN33 3TR
£175,000

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

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.

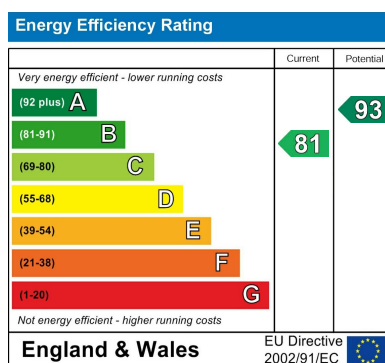
TENURE

FREEHOLD

COUNCIL TAX

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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

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