



41 Westkirke Avenue, Scartho, DN33 2HS
£350,000

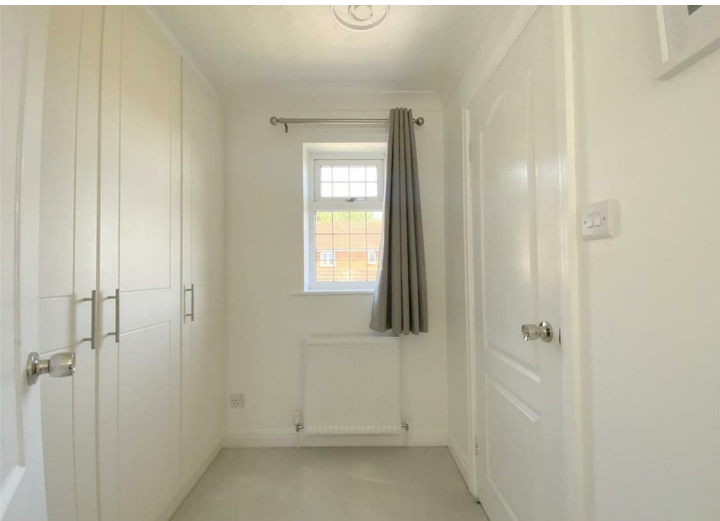
Key Features:

- Detached Four Bedroom Family Home
- Highly Regarded Residential Area of Scartho
- Spacious & Versatile Family Accommodation
- Generous Dual Aspect Lounge
- Modern Dining Kitchen
- Separate Dining Room
- Utility Room & Cloakroom/WC
- Main Bedroom with En Suite Dressing Room & Shower Room
- Established Lawned Gardens
- Ample Driveway Parking & Detached Double Garage

Situated in a highly regarded residential area of Scartho, this detached four bedroom home enjoys a convenient position close to a wide range of local amenities and within the catchment of popular schools. The property offers spacious and versatile accommodation, complemented by established gardens, a detached double garage and ample driveway parking.

The accommodation is centred around a welcoming entrance hall and features a dual-aspect lounge with French doors opening onto the rear garden, a separate dining room, and a study providing flexibility as a home office or additional living space. The kitchen is fitted with modern units, while a utility room and cloakroom/WC add everyday practicality. To the first floor, a galleryed landing leads to four well-proportioned bedrooms and the family bathroom. The principal bedroom benefits from a dressing area and en-suite shower room.

Externally, the property sits within established lawned gardens which provide an attractive setting and a good degree of privacy. A detached double garage is positioned to the rear, with a lengthy driveway providing ample off-road parking.



LOUNGE

18'8" x 11'6" (5.70 x 3.53)

DINING ROOM

10'11" x 10'8" (3.33 x 3.26)

STUDY

8'7" x 7'9" (2.62 x 2.37)

KITCHEN

11'7" x 9'8" (3.54 x 2.95)

UTILITY

7'8" x 5'0" (2.36 x 1.53)

CLOAKROOM

5'0" x 2'10" (1.53 x 0.87)

FIRST FLOOR**BEDROOM 1**

11'10" x 11'9" (3.62 x 3.59)

DRESSING ROOM

6'10" x 6'8" (2.09 x 2.05)

ENSUITE SHOWER ROOM

6'4" x 4'9" (1.94 x 1.45)

BEDROOM 2

11'0" x 10'10" (3.36 x 3.32)

BEDROOM 3

11'7" x 9'8" (3.54 x 2.97)

BEDROOM 4

9'4" x 7'11" (2.86 x 2.43)

FAMILY BATHROOM

8'5" x 7'9" (2.59 x 2.38)

GARAGE

17'4" x 16'7" (5.30 x 5.06)

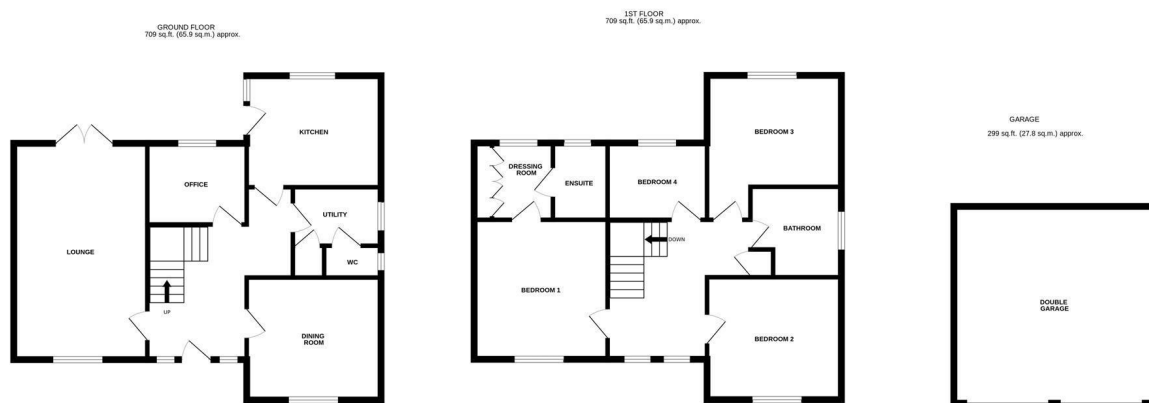
TENURE

Freehold

COUNCIL TAX BAND

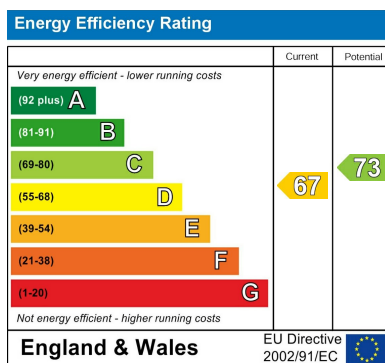
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TOTAL FLOOR AREA : 1718 sq.ft. (159.6 sq.m.) approx.

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

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