



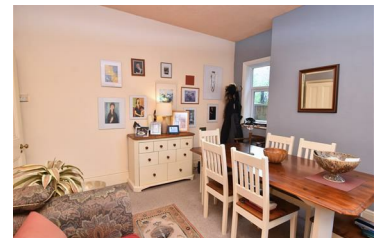
13 Church Lane

Scartho, Grimsby, North East Lincolnshire DN33 2ET

A very handsome period gable fronted THREE BEDROOM SEMI DETACHED HOUSE which is located in this very popular location close to the village church with within easy access of the local shops, schools, bus services etc.. No 13 has many original features with accommodation including Entrance hall, two good sized reception rooms, well fitted kitchen and a ground floor bathroom and wc. To the first floor there are three double bedrooms. Gas central heating system. Double glazing, Front garden plus an excellent sized WEST facing enclosed rear garden. Early possession available if so required.

£215,000

- CHARMING LOCATION CLOSE TO VILLAGE CHURCH
- EARLY POSSESSION AVAILABLE IF SO REQUIRED
- TWO RECEPTION ROOMS
- FITTED KITCHEN
- G F BATHROOM & WC
- THREE DOUBLE BEDROOMS
- GAS CENTRAL HEATING SYSTEM
- DOUBLE GLAZING
- WEST FACING REAR GARDEN
- VIEWING RECOMMENDED



DRAFT DETAILS

PLEASE NOTE THESE ARE DRAFT PARTICULARS AWAITING FINAL APPROVAL FROM THE VENDOR, THEREFORE THE CONTENTS HEREIN MAY BE SUBJECT TO CHANGE AND MUST NOT BE RELIED UPON AS AN ENTIRELY ACCURATE DESCRIPTION OF THE PROPERTY.

ACCOMMODATION

MEASUREMENTS

All measurements are approximate.

GROUND FLOOR

ENTRANCE HALL

Approached via a uPVC door, this entrance hall is decorated with painted Lincrusta and has a Delft rack, coving to ceiling and radiator.

LOUNGE (FRONT)

15'5" x 11'11" (4.7 x 3.64)

This cosy formal lounge has a double glazed bay window to the front elevation, fitted dado rail, coving to ceiling and radiator. The focal point of this room is the hand decorated Louis style fire surround inset with a gas fire. Centre light point plus two wall lights either side of the chimney breast.



DINING ROOM

13'3" x 12'8" (4.06 x 3.88)

This second good sized reception room has two double glazed windows and radiator.



DINING ROOM



FITTED KITCHEN

14'4" x 8'11" (4.38 x 2.72)

Fitted with an excellent range of pine effect base and wall cupboards having contrasting work surfaces including a matching cream sink having space beneath for washing machine etc. The slot in cooker is included in the sale. Half tiled walls. Double glazed window. Vinyl flooring. Wall mounted Baxi gas fired boiler.



KITCHEN



BATHROOM

6'6" x 5'9" (2 x 1.77)

Having a suite in white comprising a panelled bath and a vanity sink including useful cupboards below. Half tiled walls. Double glazed window. Heated towel rail.



SEPARATE WC

Fitted with a low flush wc and a double glazed window.

FIRST FLOOR

LANDING

Again decorated in hand painted Lincrusta. Walk in wardrobe cupboard.

BEDROOM 1 (FRONT)

12'10" x 15'11" (3.93 x 4.87)

This excellent sized main bedroom has a double glazed window to the front elevation and radiator.



BEDROOM 1



BEDROOM 2

10'4" x 13'3" (3.16 x 4.04)

Double glazed window. Radiator.



BEDROOM 3 (REAR)

14'2" x 8'11" (4.32 x 2.73)

Double glazed window. Radiator.



OUTSIDE

THE GARDENS

The property stands in both front and rear gardens, the open plan fore garden is block paved for ease of maintenance with well planted borders. The WEST facing excellent sized rear garden includes numerous planted borders inset with mature bushes and trees, to the rear of the garden is a small lawn together with a substantial timber garden shed. Outside tap.



THE GARDENS



THE GARDENS



TENURE - FREEHOLD

We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

COUNCIL TAX BAND & EPC RATING

Council Tax Band - C

EPC -

VIEWING ARRANGEMENTS

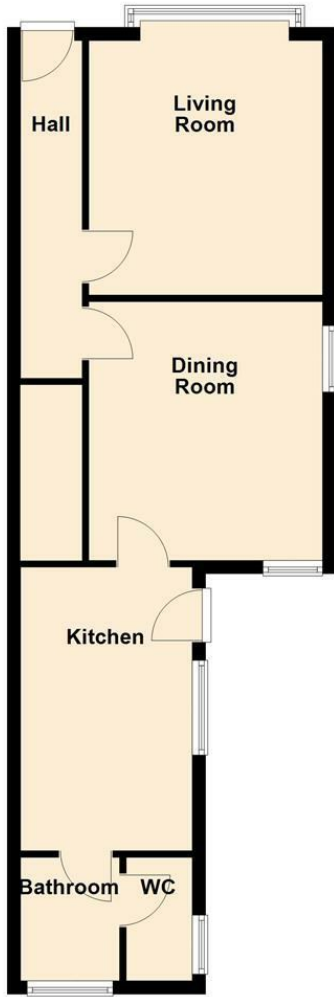
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

OPENING TIMES

Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm

Ground Floor

Approx. 52.4 sq. metres (564.1 sq. feet)



First Floor

Approx. 48.3 sq. metres (520.2 sq. feet)



Total area: approx. 100.7 sq. metres (1084.3 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		60	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firm's employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.