

BETTLES, MILES & HOLLAND

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PROPERTY FOR SALE

2 TREFOIL CLOSE, SCARTH GRIMSBY

PURCHASE PRICE £175,000 - NO CHAIN



VIEWING

By appointment with this office

COUNCIL TAX BAND

C

PURCHASE PRICE

£175,000

TENURE

We understand the property to be Freehold and this is to be confirmed by the solicitors



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2 TREFOIL CLOSE, SCARTHO GRIMSBY

Nestled in the tranquil Trefoil Close, Scartho, Grimsby, this charming semi-detached house, built in 2017, presents an excellent opportunity for those seeking a modern home without the hassle of a chain. The property boasts two well-proportioned reception rooms, providing ample space for both relaxation and entertaining.

The heart of the home is a contemporary living/dining/kitchen area, designed with modern living in mind. This open-plan space is perfect for family gatherings or hosting friends, and it features a stylish kitchen that is sure to impress. Additionally, a convenient downstairs WC enhances the practicality of the layout.

The property comprises three comfortable bedrooms, with the master bedroom benefiting from an ensuite for added privacy and convenience. A family bathroom serves the second and third bedrooms ensuring that all needs are met.

Outside, the enclosed rear garden offers a peaceful retreat, ideal for enjoying sunny days or hosting barbecues. A detached garage provides additional storage space along with a parking space.

With U.PVC double glazing and gas central heating throughout, this home is not only modern but also energy-efficient, making it a wise choice for prospective buyers. This delightful property is ready to welcome its new owners and is sure to attract interest. Don't miss the chance to make this lovely house your new home.

Please note this property is sold as seen and that any services, heating system or appliances have not been tested and no warranty can be given or implied as to their working order.

ENTRANCE HALL

Through a composite front door into the hall with stairs to the first floor accommodation, a central heating radiator and a light to the ceiling.

LOUNGE

16'3 x 10'9 (4.95m x 3.28m)

The lounge is to the front of the property with u.PVC double glazed windows to the front and side, a central heating radiator and a light to the ceiling.

LOUNGE

DINING AREA

7'4 x 9'11 (2.24m x 3.02m)

With u.PVC double glazed French doors into the garden, a central heating radiator and a light to the ceiling.



2 TREFOIL CLOSE, SCARTH GRIMSBY

KITCHEN

10'1 9'11 (3.07m 3.02m)

With a range of wall and base units, contrasting work surfaces and up stands, a stainless steel sink unit with a chrome mixer tap. An integrated electric oven, a gas hob, a stainless steel extractor fan and splash back. The central heating boiler is housed in the larder cupboard and there is plumbing for a washing machine and space for a fridge/freezer. A u.PVC double glazed window, a tiled floor and spotlights to the ceiling.



KITCHEN



WC

5'10 x 2'9 (1.78m x 0.84m)

With a white toilet a corner pedestal wash hand basin with chrome taps and a tiled splash back. There is a central heating radiator, a tiled floor and a light to the ceiling.

LANDING

Up the stairs to the first floor accommodation where doors to all rooms lead off. There is a central heating radiator, an airing cupboard, a light and loft access to the ceiling.

2 TREFOIL CLOSE, SCARTH GRIMSBY

BATHROOM

7'0 x 5'7 (2.13m x 1.70m)

The bathroom comprises of an panelled bath with a chrome mixer shower tap, a sink set in a vanity unit and a toilet. A u.PVC double glazed window, part tiled walls, a chrome ladder style radiator, vinyl to the floor and spotlights to the ceiling.



BEDROOM 1

13'11 decreasing to 10'8 x 13'10 decreasing to 10' (4.24m decreasing to 3.25m x 4.22m decreasing to 3.)

This double bedroom to the front of the property with a u.PVC double glazed window, a central heating radiator and a light to the ceiling.

ENSUTE

6'6 x 7'3 (1.98m x 2.21m)

With a shower enclosure and a plumbed shower, a sink set in a vanity unit with a chrome mixer tap and a toilet. A u.PVC double glazed window, part tiled walls, a chrome ladder style radiator, vinyl to the floor and spotlights to the ceiling.



BEDROOM 2

9'5 x 8'4 (2.87m x 2.54m)

Another double bedroom to the back of the property with a u.PVC double glazed window, a central heating radiator and a light to the ceiling.

BEDROOM 3

8'8 8'11 (2.64m 2.72m)

Bedroom 3 is to the back of the property with a u.PVC double glazed window, a central heating radiator and a light to the ceiling.

2 TREFOIL CLOSE, SCARTHO GRIMSBY

OUTSIDE

The front garden is laid to lawn with a path to the front door.

The back garden has a walled and fenced boundary and is laid to the lawn. There is wooden gate leading to the block-paved parking space in front of the garage.

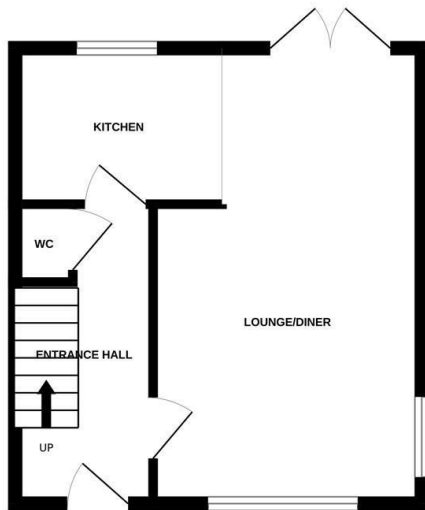


GARAGE

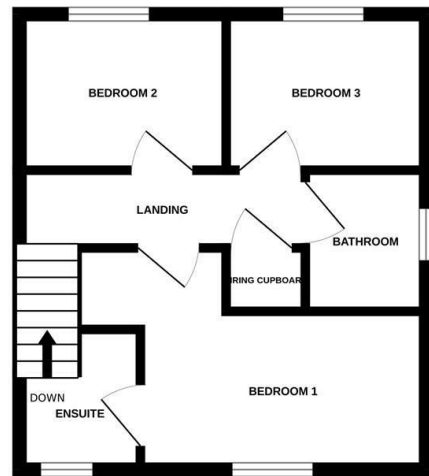
The brick built garage with an up and over door.



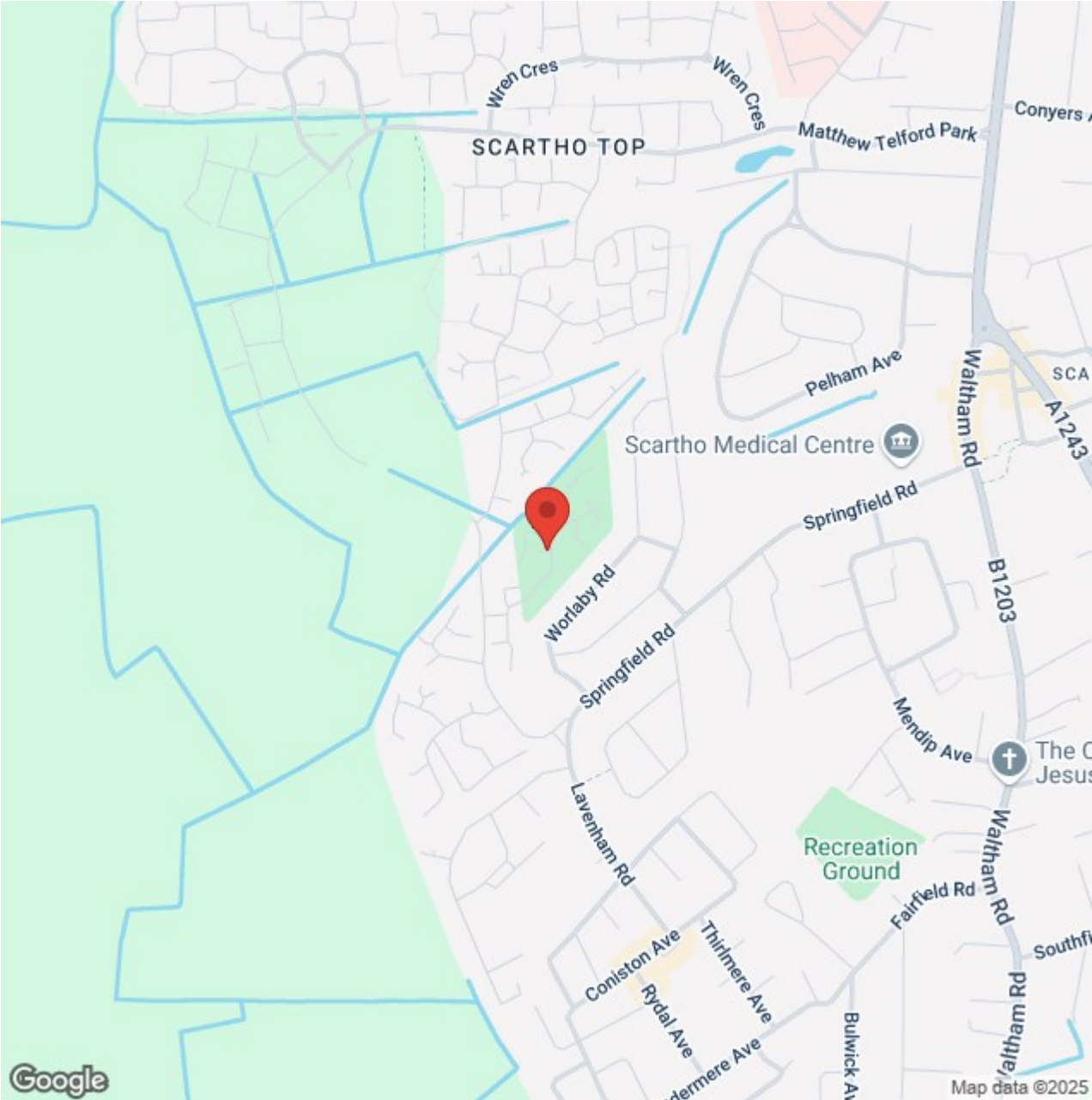
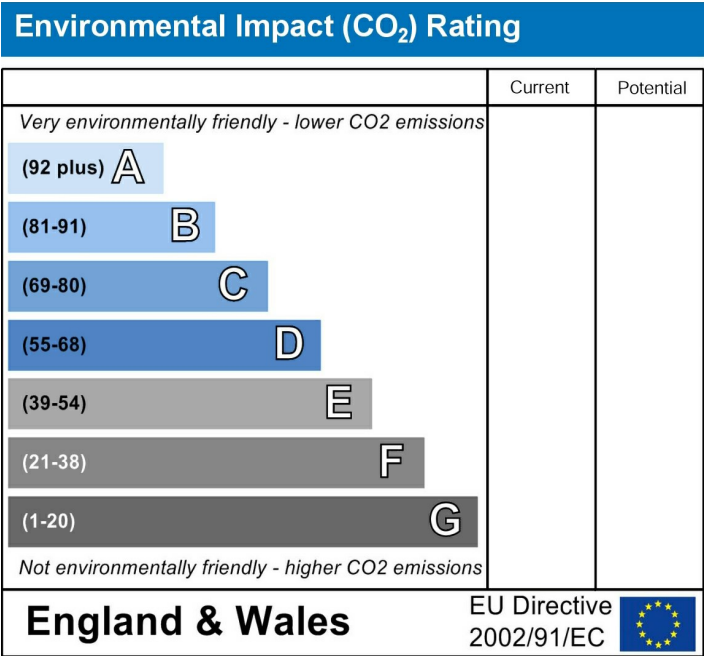
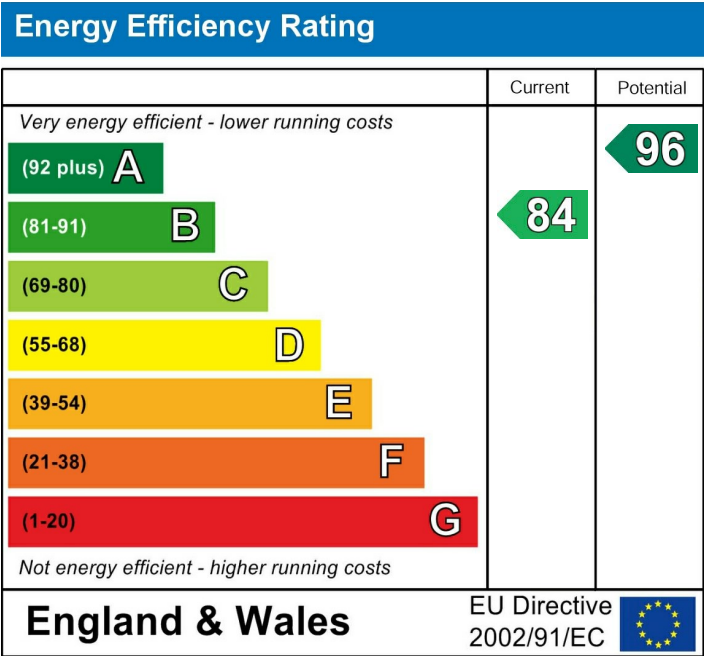
GROUND FLOOR



1ST FLOOR



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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WE CAN OFFER INDEPENDENT MORTGAGE ADVICE

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Contact our office for further details on 01472 698698 or speak to James Welham directly on 07710 548 379 or james@jdwassociates.co.uk.

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They normally charge a fee of £495 payable on production of offer.

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