



## 7 Springfield Road Grimsby, North East Lincolnshire DN33 3JE

We are delighted to offer for sale this THREE BEDROOM DETACHED BUNGALOW enjoying a substantial plot and situated with in the heart of Scartho village with easy access to both Grimsby and Cleethorpes town centres, Princess Diana of Wales Hospital, all local amenities and good bus routes. The property benefits from gas central heating and uPVC double glazing and a new roof in 2025. The accommodation oozes grandeur with its high ceiling, original interior doors and high skirting boards and comprises of; Entrance porch, hallway, kitchen with double doors to the dining room, lounge, two ground floor bedrooms, sunroom, family bathroom and one bedroom to the first floor. Sitting within a larger than average plot with walled front boundaries, driveway with double wooden gates leading to the further driveway and large rear garden. The rear garden is a gardeners dream and truly spectacular when in full bloom, mainly laid to lawn with mature trees and planting to the borders, dual aspect patio areas and two detached single garages. Viewing is highly recommended to appreciate this lovely home.

**£235,000**

- SCARTH VILLAGE LOCATION
- DETACHED DORMER BUNGALOW ENJOYING A SUBSTANTIAL PLOT
- MODERN KITCHEN
- DINING ROOM
- LOUNGE
- SUNROOM
- THREE BEDROOMS
- FAMILY BATHROOM
- LARGE REAR GARDEN
- TWO DETACHED GARAGES



## MEASUREMENTS

All measurements are approximate.

## ACCOMMODATION

### COVERED PORCH

The covered porch leads the entrance door with feature arch.

### ENTRANCE

A wooden door with original side and top light panels leading into the reception hallway.



### HALLWAY

The welcoming reception hallway sets the feel for the rest of the property with its high ceiling, feature cornice, plate rack, high skirtings, carpeted floor and radiator. Original connecting doors leading to the further accommodation.



### LOUNGE

15'9" x 11'9" (4.82 x 3.59)

The lounge has a walk in uPVC double glazed by window to the front aspect and two side light windows, coving and ceiling cornice, high skirting boards, carpeted flooring and feature fireplace with painted ornate surround, tiled hearth and back.



### LOUNGE



## LOUNGE



## DINING ROOM

14'4" x 11'3" (4.39 x 3.45)

The dining room has a uPVC double glazed window to the side aspect, tiled flooring, wall mounted retro gas fire, double doors opening to the kitchen creating a great entertaining or family area and open plan carpeted stairs with wooden balustrade leading to the first floor bedroom.



## DINING ROOM



## KITCHEN

11'7" x 10'5" (3.54 x 3.19)

The modern kitchen benefits from a large range of white gloss wall and base units with contrasting work surfaces and tiled splash backs and incorporates a stainless steel sink and drainer, ceramic hob with stainless steel chimney extractor hood, eye level gas oven and built in microwave with ample space for an automatic washing machine and free standing fridge freezer. The work surfaces extends to provide a small breakfast bar area. Wall mounted boiler (Fitted in December 2022). Finished with dual aspect uPVC double glazed windows and uPVC double glazed door leading to the rear garden. Glazed double doors leading to the dining room.



## KITCHEN



## KITCHEN



## KITCHEN



## BEDROOM ONE (GROUND FLOOR)

11'8" x 11'6" (3.58 x 3.52)

The master bedroom is to the ground floor and has a uPVC double glazed window to the front aspect, coving to the ceiling, high skirtings, carpeted flooring, radiator and built in wardrobes.



## BEDROOM ONE (GROUND FLOOR)



## BEDROOM TWO (GROUND FLOOR)

11'10" x 9'3" (3.63 x 2.83)

The second double bedroom is again to the ground floor and has coving to the ceiling, carpeted flooring, radiator and uPVC double glazed French doors with side light panels leading into the sunroom.



## SUNROOM

10'1" x 7'10" (3.08 x 2.41)

The handy addition creates an added extra room which leads to the garden. Being brick base with uPVC double glazing above and glazed door leading to the garden and finished with tiled flooring.

## BATHROOM

8'1" x 6'2" (2.48 x 1.90)

The family bathroom benefits from a white four piece suite comprising of; Bath, separate walk in shower with glazed screen, pedestal hand wash basin and low flush wc. Finished with part tiled walls, tiled floor heated towel rail and uPVC double glazed window to the rear.

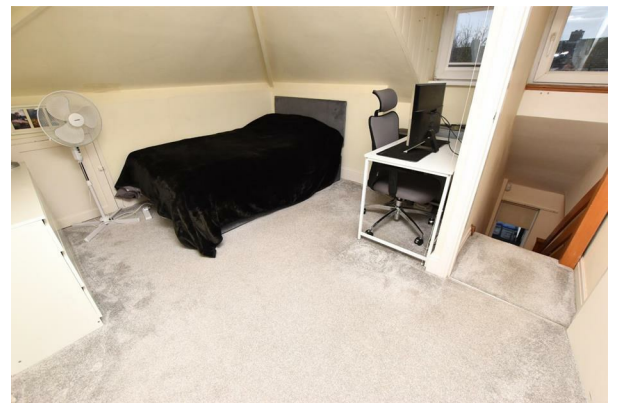
## STAIRCASE

Carpeted staircase with wooden banister leading to the first floor bedroom.

## BEDROOM THREE

14'4" x 11'4" (4.38 x 3.47)

The third bedroom is built into the eaves and has dual aspect uPVC double glazed windows, carpeted flooring, radiator and built in eaves storage.



## OUTSIDE

## ENTRANCE PORCH



## PATIO



## THE GARDENS

The detached bungalow enjoys generous and substantial plot with well-designed gardens to both the front and rear. To the front is a walled boundary with attractive low-maintenance slate areas and a driveway providing parking and double wooden gates opening to a further drive. The south-facing rear garden is a real highlight and spectacular when in full bloom a true gardeners dream, enclosed by fenced boundaries and mainly laid to lawn, complemented by mature well-stocked borders. There are dual-aspect patio areas ideal for outdoor dining, one featuring a beautiful magnolia tree while to the rear of the garden a shingle patio is surrounded by established fruit bushes. Completing the space are two single brick garages, both fitted with electric and lighting, offering excellent storage and practicality.



## THE GARDENS



## THE GARDENS



## THE GARDENS



## THE GARDENS



## REAR VIEW



## COUNCIL TAX BAND & EPC RATING

Council Tax Band - C

EPC - D

## 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.

## VIEWING ARRANGEMENTS

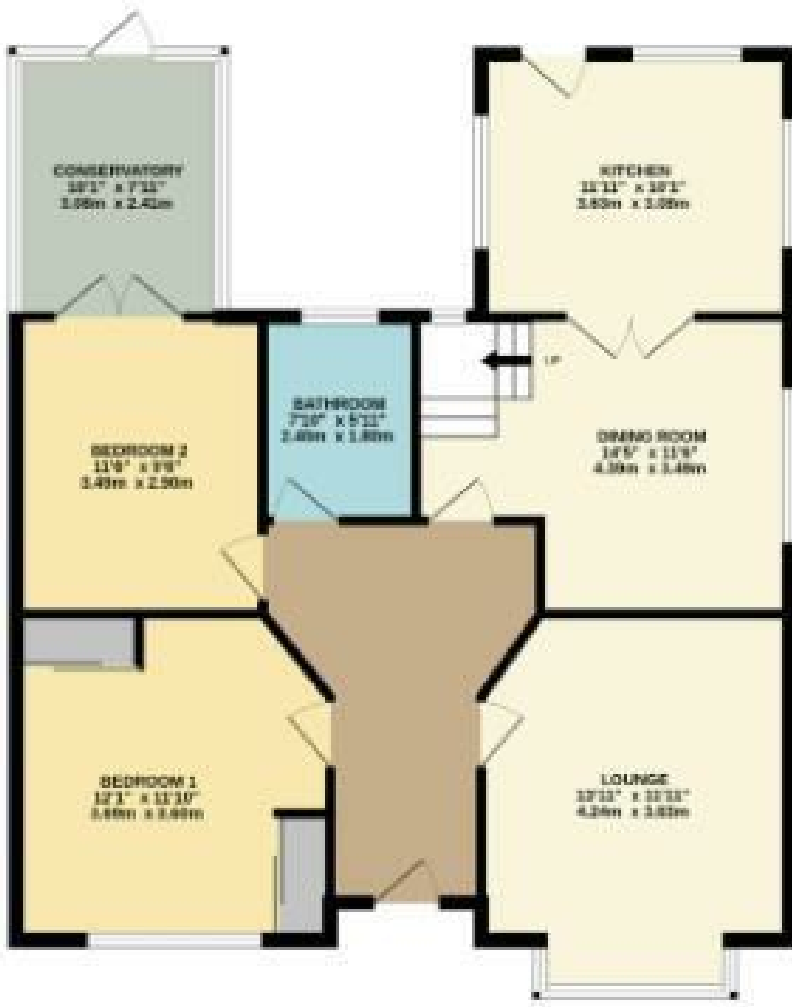
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

## OPENING TIMES

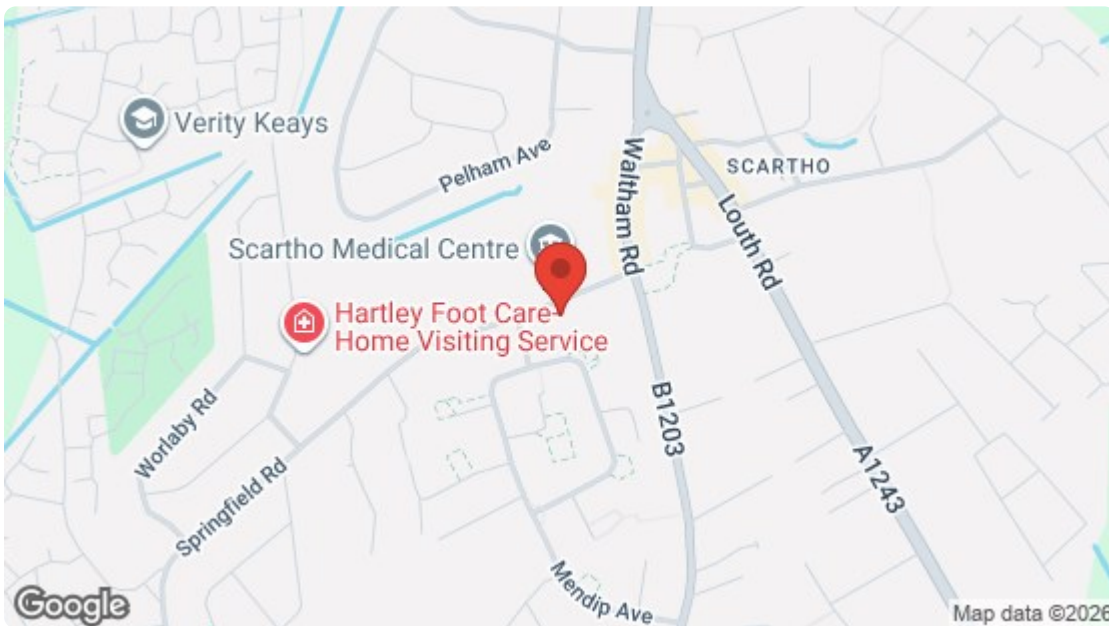
Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm



GROUND FLOOR  
337 sq. ft. (31.2 sq. m.) approx.



FIRST FLOOR  
289 sq. ft. (26.8 sq. m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.