JoyWalker

ESTATE AGENTS

236 Scartho Road

Grimsby, North East Lincolnshire DN33 2EB

Within walking distance of the heart of Scartho and Diana Princess of Wales Hospital is this deceptively spacious FOUR BEDROOM SEMI DETACHED HOUSE which stands in excellent sized WEST facing gardens. The accommodation includes: Welcoming entrance hall, cloaks/wc, formal lounge, living/dining room, dining kitchen to the ground floor plus four good sized bedrooms and a family bathroom/wc to the first floor. Gas central heating system. A mixture of wooden and uPVC double glazed windows (excluding the lounge which is single glazed). Integral garage. Front garden with off road parking plus a 114ft enclosed rear garden.

£269,950

- MATURE SEMI DETACHED HOUSE
- SPACIOUS ACCOMMODATION
- LARGE GARDENS
- TWO RECEPTION ROOMS
- KITCHEN/DINING
- FOUR BEDROOMS
- FAMILY BATHROOM/WC
- GAS CENTRAL HEATING
- EXTENSIVE DOUBLE GLAZING
- INTEGRAL GARAGE

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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

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MEASUREMENTS

All measurements are approximate.

GROUND FLOOR

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ENTRANCE HALL

The welcoming entrance hall is approached via a wooden entrance door, this spacious hall has a plaster arch which leads into the main hall where there is an ornamental shelved recess, coving to ceiling and radiator. The original spelled staircase leads up to the first which has useful storage below

CLOAKS/WC

Fitted with a low flush wc and a countertop handbasin with storage below, together with a heated towel rail and wall mounted coat hooks.

LOUNGE

14'11" x 14'4" (4.57 x 4.37)

This excellent sized formal lounge has a wood bow window to the front elevation and radiator. The focal point of this room is exposed brick fire surround which is inset with an electric fire.

LIVING/ DINING ROOM

26'2" x 13'3" (8.00 x 4.04)

This full width room is oozing with charm and character and has dark mock beams to the ceiling together with matching decorative framing beams. The red brick fire surround extends to form useful side plinths and has a tiled hearth with provision for an open fire. Two radiator and ample space for dining. Dual aspect with windows to both the rear and side elevations.

LIVING/DINING ROOM

DINING KITCHEN

19'7" x 12'11" (5.97 x 3.96)

With views over the rear garden this excellent sized dining kitchen is fitted with a range of medium oak styled base and wall units incorporating an Induction hob having an extractor above together with a electric oven. The contrasting beige work surfaces are inset with a stainless steel sink unit with space beneath for washing machine etc. Wall mounted Stelrad gas fired boiler. Radiator. Space for breakfast table and chairs. Windows on two elevation plus a uPVC door which leads onto the rear garden. Inset spot lights to ceiling.

DINING KITCHEN

DINING KITCHEN

FIRST FLOOR

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LANDING

The striking staircase leads up from the ground floor onto this split landing.

BEDROOM ONE

14'11" x 13'3" (4.57 x 4.04)

Fitted with a range of floor to ceiling wardrobes including a central dressing table area. Radiator.

BEDROOM ONE

BEDROOM TWO

14'11" x 12'11" (4.57 x 3.96)

Again fitted with a range of built in wardrobes including storage cupboards above the bed space. Radiator.

BEDROOM TWO

BEDROOM THREE

14'0" x 8'11" (4.27 x 2.74)

This forms the extension to the side of the main house has free standing wardrobes and radiator.

BEDROOM FOUR

10'11" x 10'0" (3.35 x 3.05)

Fitted cupboard housing the hot water cylinder. Radiator.

BATHROOM

11'6" x 8'0" (3.51 x 2.44)

A good sized family bathroom has a arched recess to the front and is fitted with a panelled bath, a pedestal wash hand basin and a low flush wc. Radiator and a useful linen cupboard

INTEGRAL GARAGE

9'6" x 20'11" (2.92 x 6.40)

Having an up and over door to the front plus a personal door which leads into the hallway and a rear door leading out into the garden.

OUTSIDE

THE GARDEN

The property stands in both front and rear gardens, with the good sized fore garden having a gravelled driveway for numerous cars, this garden is mainly lawned. The enclosed WEST facing rear garden is lawned being inset with a mature apple tree with borders of mature bushes and shrubbery. Outside tap.

THE GARDENS

THE GARDENS

COUNCIL TAX BAND & EPC RATING

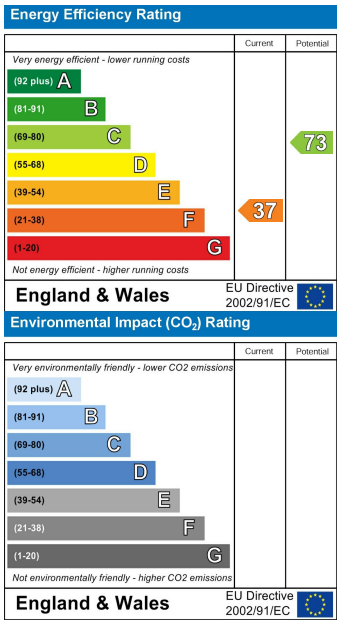
Council Tax Band - D
EPC - F

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



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 firms 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.