JoyWalker

ESTATE AGENTS

37 Hampstead Park

Scartho, Grimsby, North East Lincolnshire DN33 3RW

Situated on the highly sought-after Scartho Top development, this detached family home offers spacious and versatile living throughout, complemented by private driveway parking and a garage/store. Designed with modern family life in mind, the property features a welcoming entrance hall, ground floor WC, utility/laundry room, a bay-fronted living room, and a superb open-plan family living/dining kitchen area. With a master bedroom complete with ensuite, three further bedrooms, a family bathroom, and gardens to both the front and rear, the home benefits from gas central heating, double glazing, and is available for occupation at the end of November, 2026

£1,200 Per Calendar Month

- DETACHED FAMILY HOME ON THE POPULAR SCARTHO TOP DEVELOPMENT
- PRIVATE DRIVE FOR PARKING AND GARAGE/STORE
- ENTRANCE HALL, GROUND FLOOR WC AND UTILITY/LAUNDRY ROOM
- LIVING ROOM WITH BAY TO FRONT ASPECT
- OPEN PLAN FAMILY LIVING/DINING KITCHEN AREA
- MASTER BEDROOM WITH ENSUITE
- THREE FURTHER BEDROOMS AND FAMILY BATHROOM
- GARDENS TO FRONT & REAR
- GAS CENTRAL HEATING & DOUBLE GLAZING
- AVAILABLE END OF NOVEMBER, 2026

58 St Peters Avenue, Cleethorpes, Lincolnshire, DN35 8HP Telephone: 01472 200818 Fax: 01472 200618

www.joywalker.co.uk

MEASUREMENTS
All measurements are approximate.

ACCOMMODATION
Canopied entrance with part glazed door leading to:-

ENTRANCE HALL
Having stair case directly off, wood effect laminate flooring, central heating radiator. Directly off is the:-

LIVING ROOM
13'6" x 13'5" (widening to 15'9" into bay) (4.12m x 4.09m (widening to 4.81m into bay))
With walk in double glazed bay window to the front, additional double glazed window to side aspect. Built in under-stair cupboard. Coving to textured ceiling. 2 x Central heating radiators.
Double open 1/2 glazed doors lead to:-

OPEN PLAN KITCHEN/DINING/FAMILY ROOM
20'4" x 17'10" overall dimensions (6.21m x 5.45m overall dimensions)
The kitchen area provides an expanse of built in modern, high gloss pale grey units with complimentary onyx style work surfacing. Inset resin sink unit with mixer tap. Montellier cooking range with extractor hood over. In the sitting/dining part there is a log burner stove and several double glazed windows and French doors giving access and views to the garden.

ADDITINAL PHOTOGRAPH

ADDITIONAL PHOTOGRAPH

REAR LOBBY

With door to side of property, central heating radiator, wall mounted gas central heating boiler

UTILITY ROOM

8'1" x 6'2" (2.47m x 1.88m)

Providing wall & base storage units, plumbing for automatic washing machine. Additional side door access. Leads to:-

GARAGE/STORE

11'4" x 8'4" (3.46m x 2.55m)

With double opening ranch style doors to the front drive area. Power & lighting

GROUND FLOOR WC/CLOAKROOM

4'11" x 3'10" (1.51m x 1.18m)

With white low flush WC and vanity hand basin set within a dedicated toiletry cupboard surround. Central heating radiator. Double glazed window to rear

FIRST FLOOR LANDING

MASTER BEDROOOM

11'5" x 10'7" widening to 13'6" (3.49m x 3.23m widening to 4.12m)

Providing a range of built in wardrobes/storage. Polished wood floor. Central heating radiator. Built in airing cupboard. Double glazed window to rear

ENSUITE

With white suite, corner set shower enclosure, low flush WC and vanity hand basin in toiletry cupboard surround. Polished wood floor. Central heating radiator. Double glazed window to front.

BEDROOM 2

11'5" x 9'11" (3.48m x 3.03m)

Range of built in cupboards/storage/wardrobe fitment. Central heating radiator with decorative cover. double glazed window to rear

BEDROOM 3

11'10" x 8'7" (3.63m x 2.63m)

With built in cupboard/wardrobe, central heating radiator with decorative cover. 2 x double glazed windows to front & side aspect. Polished wood floor.

BEDROOM 4

8'8" x 6'9" (2.66m x 2.07m)

With built in floor-ceiling double wardrobe/storage. Central heating radiator. Double glazed window to rear

ADDITIONAL PHOTOGRAPH

BATHROOM

6'10" x 6'1" (2.10m x 1.87m)

With white encased bath having shower mixer tap over, low flush wc and vanity area with handbasin and toiletry cupboard/ Central heating radiator. double glazed window to rear

OUTSIDE

The fore garden is open plan in design with planted shrubs and private drive.
The rear garden is enclosed by timber fencing. Block paved patio, grassed area, gravelled area and side gate.

REAR

COUNCIL TAX BAND & EPC RATING

Council Tax Band - D
EPC - C

RENTAL APPLICATION TERMS

The general rule of thumb is your annual income should be 30 times the monthly rent.
Referencing fees are paid by the landlord, however if an application fails due to false/misleading information or the applicant withdraws then the referencing and administration costs will be charged to the Applicant and deducted from the holding deposit.
Also on signing your tenancy agreement one month's rent in advance and a deposit of £1,200.00 is required.

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

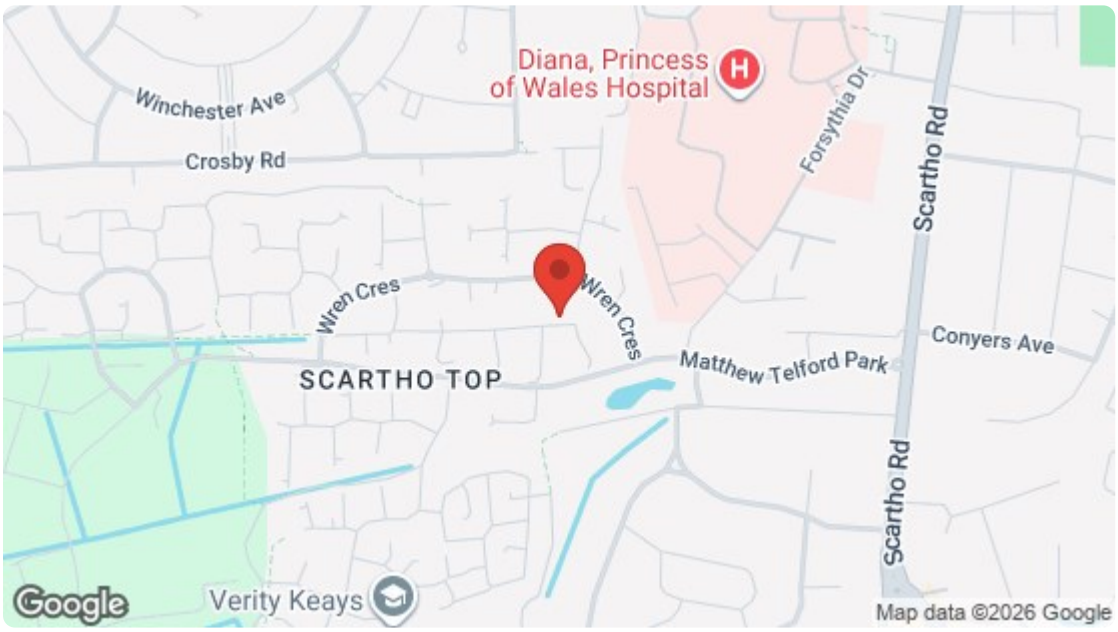
CLIENT MONEY PROTECTION

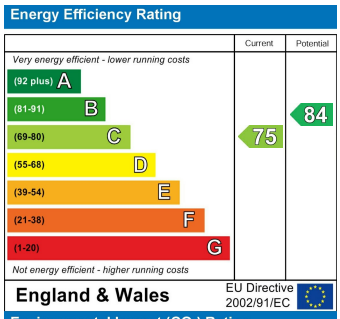
This is to certify that JOY WALKER ESTATE AGENTS LTD trading as JOY WALKER ESTATE AGENTS is part of the Propertymark Client Money Protection Scheme. MAIN SCHEME MEMBER REFERENCE :- C0012356

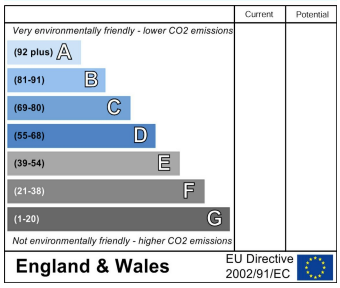
Ground Floor

First Floor

Please be advised that the floor plan is not drawn to scale and items such as window placements and bathroom/kitchen fixtures are not accurate, the plans are not to be relied upon and are to be used for illustrative purposes only.
Plan produced using PlanUp.







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.