



60 Westkirke Avenue Scartho, Grimsby, North East Lincolnshire DN33 2HT

We are delighted to offer for sale this FOUR BEDROOM DETACHED FAMILY HOME situated within the popular village of Scartho, close to all local amenities, highly regarded schools and with fantastic links to both Grimsby and Cleethorpes town centres. The property benefits from gas central heating with the accommodation comprising of; Entrance hall, cloakroom, kitchen, dining room, lounge and to the first floor four good sized bedrooms all with fitted wardrobes, master bedroom with an en suite shower room and family bathroom. Enjoying a sizeable plot with an open plan front garden which is laid to lawn, driveway providing off road parking and leading to the double detached garage and southerly facing rear garden. The rear garden is a great size and is mainly laid to lawn with dual aspect paved patio areas ideal for outside entertaining. Viewing is highly recommended. Offered for sale with NO FORWARD CHAIN.

Chain Free £270,000

- SCARTH VILLAGE LOCATION
- DETACHED FAMILY HOME
- KITCHEN
- DINING ROOM
- LOUNGE
- FOUR BEDROOMS
- MASTER WITH EN SUITE SHOWER
- FAMILY BATHROOM
- SOUTHERLY FACING REAR GARDEN
- NO FORWARD CHAIN



MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

ENTRANCE

Accessed to the front of the property via a composite door which leads into the hallway.



HALLWAY

The welcoming hallway has coving to the ceiling, dado rail, carpeted flooring with carpeted stairs leading to the first floor, radiator, uPVC double glazed window to the side aspect and handy cloaks cupboard.



KITCHEN

10'11" x 10'5" (3.35 x 3.18)

The kitchen benefits from a large range of beech fronted wall and base units with contrasting work surfaces and tiled splashbacks and incorporates a stainless steel sink and drainer, slot in electric oven and hob with extractor hood above, integrated fridge and automatic washing machine. Finished with tiled effect vinyl flooring, radiator, uPVC double glazed window with blinds fitted and a uPVC double glazed door overlooking the rear garden.



KITCHEN



KITCHEN



KITCHEN



DINING ROOM

11'0" x 10'6" (3.37 x 3.22)

The dining room is accessed from the kitchen and has double oak glazed doors leading to the lounge and uPVC double glazed French doors overlooking the patio and is finished with coving to the ceiling, carpeted flooring and radiator.



DINING ROOM



LOUNGE

15'7" x 14'1" (4.76 x 4.30)

The lounge is a great size and has double oak glazed doors leading to the dining room and a uPVC double glazed window to the front aspect with carpeted flooring, radiator and feature brush stone fire surround and hearth with inset electric fire.



LOUNGE



LOUNGE



LOUNGE



CLOAKROOM

5'5" x 2'9" (1.66 x 0.85)

The handy cloakroom benefits from a white two piece suite comprising of; Vanity hand wash basin with useful storage and low flush wc with hidden cistern, part tiled walls, carpeted flooring and a uPVC double glazed window to the side aspect.



FIRST FLOOR

FIRST FLOOR LANDING

The landing has continued carpeted flooring from the stairs with loft access to the ceiling. The loft has a pull down ladder, boarding and a light fitted.



BEDROOM ONE

12'10" x 11'6" (3.93 x 3.52)

The master bedroom has a uPVC double glazed window to the front aspect, coving to the ceiling, carpeted flooring, radiator and a range of built in wall wardrobes to dual aspect of the room with matching overhead cupboards and bedside drawers.



BEDROOM ONE



BEDROOM ONE



EN SUITE SHOWER

6'10" x 3'3" (2.10 x 1.00)

The en suite shower room benefits from a white two piece suite comprising of shower with glazed screen and vanity hand wash basin with handy storage having full tiling to the walls, carpeted flooring and uPVC double glazed window to the side aspect.



BEDROOM TWO

10'7" x 10'5" (3.24 x 3.20)

The second double bedroom is to the rear of the property with a uPVC double glazed window, coving to the ceiling, carpeted flooring, radiator, wall to wall fitted wardrobes and handy airing cupboard housing the wall mounted boiler.



BEDROOM TWO



BEDROOM THREE

9'10" x 7'6" (3.00 x 2.29)

The third bedroom is to the front of the property with a uPVC double glazed window, coving to the ceiling, carpeted flooring, radiator and built in wardrobes with sliding doors.



BEDROOM THREE



BEDROOM FOUR

9'1" x 8'1" (2.79 x 2.48)

The fourth bedroom is a good size with built in wardrobes with matching overhead cupboards, coving to the ceiling, carpeted flooring, radiator and uPVC double glazing.



BATHROOM

7'3" x 5'4" (2.21 x 1.65)

The family bathroom benefits from a white three piece suite comprising of; Bath, vanity hand wash basin with handy storage and low flush wc. Finished tiling to the walls, carpeted flooring, heated towel rail and uPVC double glazed window to the side aspect.



OUTSIDE

THE GARDENS

The property enjoys a large plot with an open plan garden to the front which is mainly laid to lawn with a paved driveway providing ample off road parking and leading to the detached double garage. The southerly facing rear garden is a great size with fenced boundaries and mature planting to the borders and benefits from dual aspect paved patios ideal for lazy summer afternoons and outside entertaining.



THE GARDENS



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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 - D

EPC - C

VIEWING ARRANGEMENTS

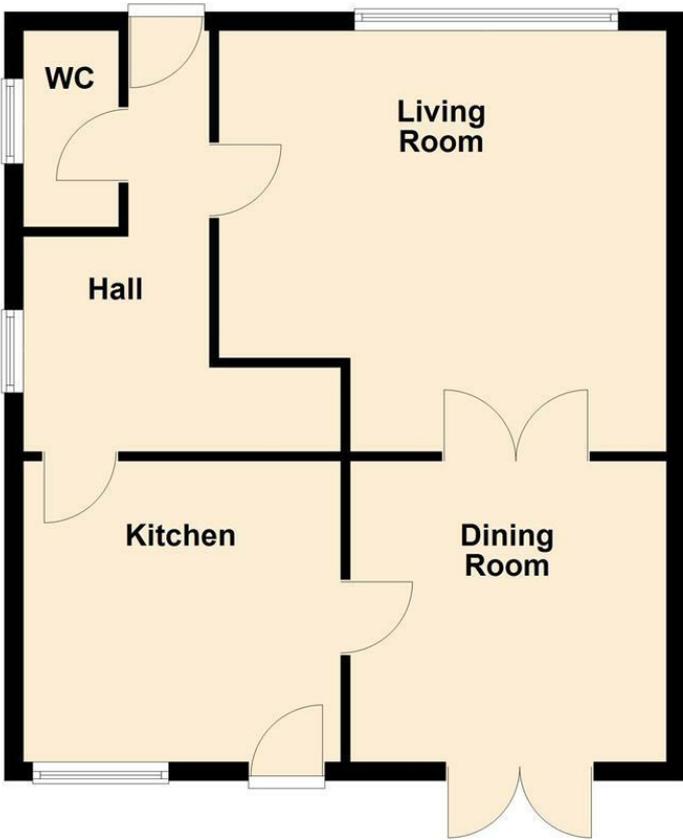
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

OPENING TIMES

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

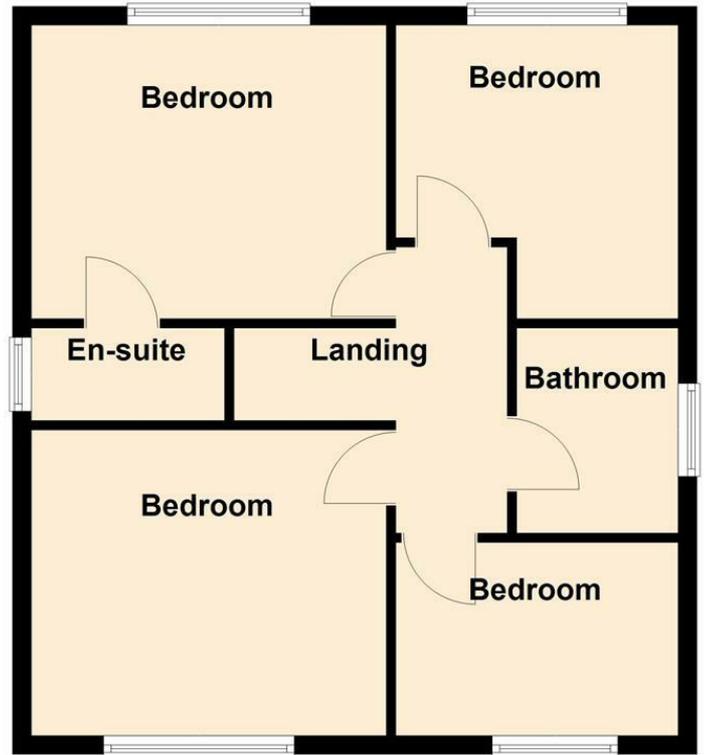
Ground Floor

Approx. 53.6 sq. metres (577.4 sq. feet)



First Floor

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



Total area: approx. 106.0 sq. metres (1141.5 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		71	83
EU Directive 2002/91/EC			
England & Wales			
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			
EU Directive 2002/91/EC			
England & Wales			

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 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.