



## 37 Bellflower Road Scartho, Grimsby, North East Lincolnshire DN33 3AZ

Step inside this stylish two bedroom mid-terrace home, built by the well-regarded Cyden Homes and located within the popular Springfield Park development. Perfect for first-time buyers, this modern property is ready to move straight into and offers everything you need for comfortable, contemporary living. The ground floor boasts a bright and spacious lounge, a modern fitted dining kitchen, plus a handy cloakroom/wc. Upstairs, you'll find two generous double bedrooms and a bathroom/wc. With gas central heating and double glazing throughout, the home is efficient as well as inviting. Outside, enjoy the convenience of private off-road parking to the front and a secure, enclosed rear garden perfect for summer evenings or simply relaxing in the sun.

**£156,500**

- MODERN MID LINK HOUSE
- EXCELLENT LOCATION
- LOUNGE
- KITCHEN/BREAKFAST ROOM
- CLOAKS/WC
- TWO DOUBLE BEDROOMS
- BATHROOM/WC
- GAS CENTRAL HEATING SYSTEM
- DOUBLE GLAZING & SECURITY ALARM
- ALLOCATED PARKING SPACE



## MEASUREMENTS

All measurements are approximate.

## ACCOMMODATION

### GROUND FLOOR

#### LOUNGE

15'10" x 12'5" (4.85 x 3.80)

Approached via a composite door into this excellent sized lounge which has a double glazed window to the front elevation and radiator. The oak style spelled staircase leads up to the first floor which has room for a home office beneath.



#### LOUNGE



#### KITCHEN/BREAKFAST ROOM

12'6" x 12'0" (3.82 x 3.67)

Fitted with a range of modern base and wall cupboards incorporating an electric oven, gas hob including an extractor fan above. The contrasting work surfaces are inset with a stainless steel unit which has space beneath for washing machine. The modern Logic gas fired boiler is located in a matching cupboard. Ample space for a breakfast table and chairs. Contrasting black tiled floor and radiator. Double glazed window to the rear elevation, together a rear door which leads out onto the rear garden. Inset spot lights to ceiling plus additional lighting to the wall cupboards.



#### KITCHEN/BREAKFAST ROOM



## CLOAKROOM

5'11" x 3'5" (1.82 x 1.06)

Fitted with a small pedestal wash hand basin and a low flush wc. Tiled dark flooring. Inset spot lights to ceiling. Extractor fan.



## FIRST FLOOR LANDING

Access to the loft. Radiator.

## BEDROOM ONE

16'6" x 12'0" (5.03 x 3.68)

This excellent sized bedroom has two useful storage cupboards, radiator and a double glazed window to the front elevation.



## BEDROOM TWO

16'5" x 8'10" (5.02 x 2.70)

This second double bedroom has a double glazed window to the rear elevation, radiator and a useful wardrobe cupboard.



## BEDROOM TWO



## BATHROOM/WC

6'9" x 5'5" (2.06 x 1.66)

This contemporary styled white suite comprises a P shaped bath and screen with a shower above, a vanity unit and a low flush wc. Above the vanity unit is a wall mounted mirror and shelving unit. Extensive tiling to walls, Shaver point, extractor fan and a heated towel rail.



## OUTSIDE

### THE GARDENS

The property stands in both front and rear gardens, the open plan fore garden is blocked paved and gravelled which provides off road parking. The enclosed rear garden is approached via the covered walk way between the two properties and is accessed through a high timber gate. This charming rear garden offers the perfect blend of relaxation and practicality, a neatly kept lawn provides a lovely green outlook, while a patio and seating area creates a welcoming space for outdoor dining or entertaining. Bordered by wooden fencing for privacy, the garden also benefits from a handy storage shed and a gravelled section for low-maintenance use. Outside tap.



### 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.

### GREENBELT FEE

This development has a greenbelt fee for the common areas which is at present £18.76 per month, this may change in the future.

### COUNCIL TAX BAND & EPC RATING

Council Tax Band - B

EPC - B

### OPENING TIMES

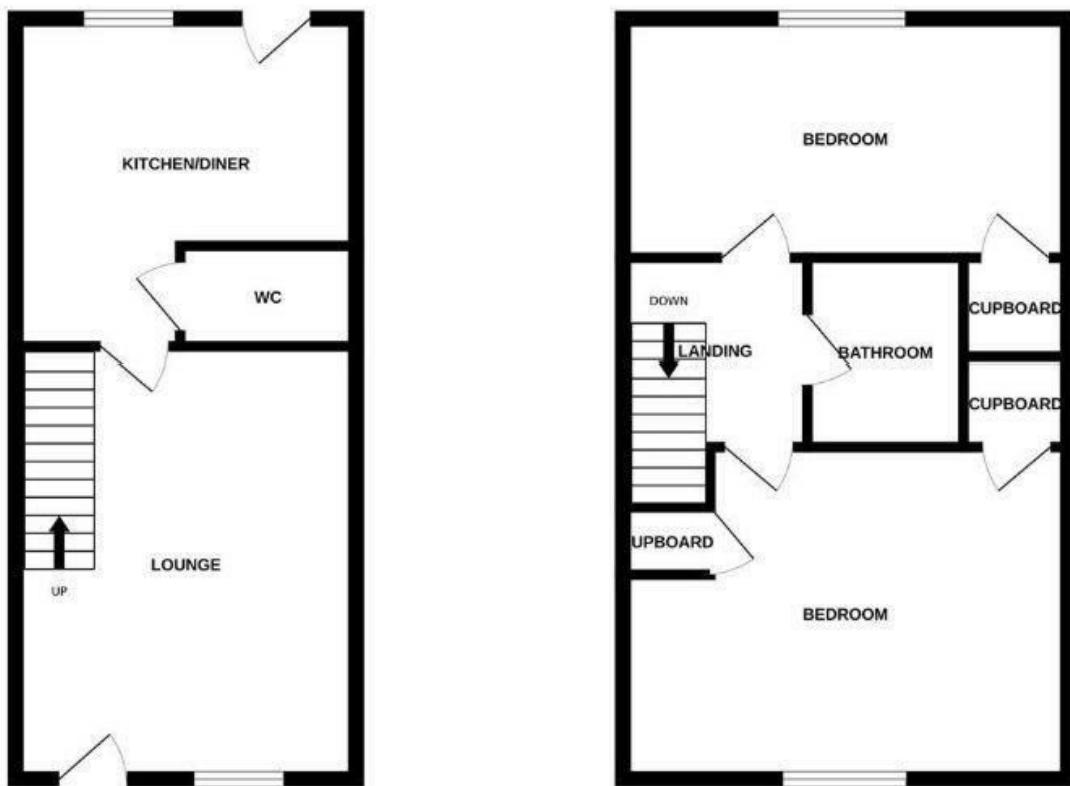
Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm

### VIEWING ARRANGEMENTS

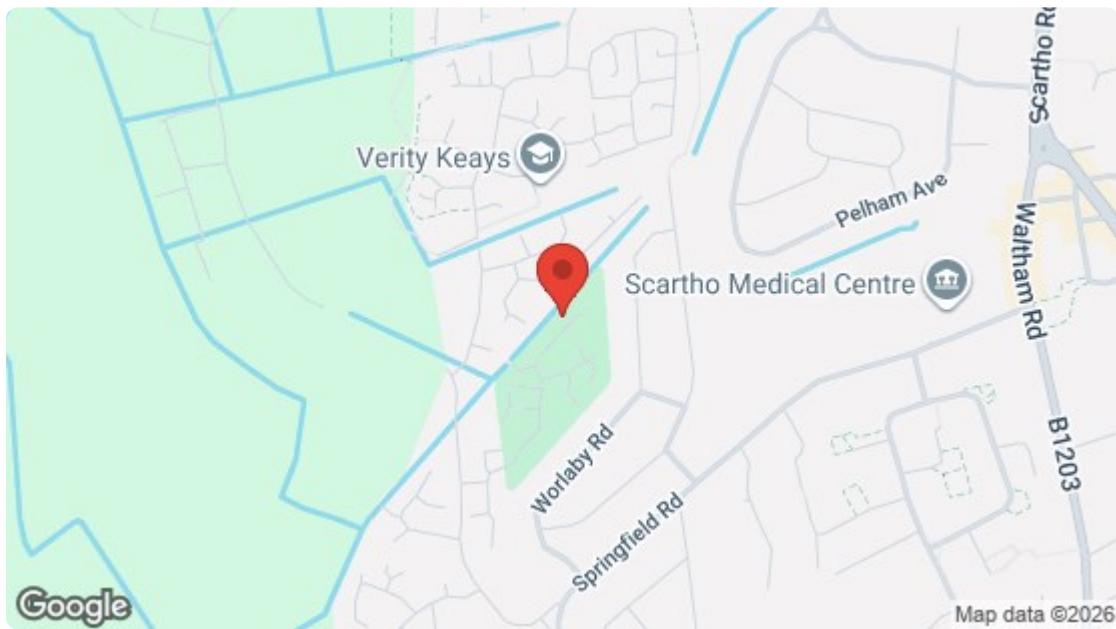
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

## 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, symbols and fixtures and fittings have not been tested and no guarantee as to their operability or efficiency can be given.  
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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.