



## 32 Amesbury Avenue Scartho, North East Lincolnshire DN33 3HT

\*\*\*UNEXPECTEDLY AVAILABLE \*\*\* Situated within the popular village of Scartho ideally placed for local amenities including shops, schools and within easy access of Diana Princess of Wales Hospital is this FOUR BEDROOM DETACHED HOUSE offering a fantastic opportunity. The well cared for accommodation requires scheme of modernisation comprises ;- entrance porch, spacious lounge, good sized dining room, kitchen, cloakroom, four bedrooms and family bathroom. Enjoying a good sized wedge shaped plot. Ample off street parking and GARAGE. Gas central heating system and double glazing. Offered with NO FORWARD CHAIN.

**£185,000**

- DETACHED HOUSE
- FOUR BEDROOMS
- SPACIOUS LOUNGE
- DINING ROOM
- KITCHEN
- CLOAKROOM
- FAMILY BATHROOM
- AMPLE OFF STREET PARKING
- NO FORWARD CHAIN
- POPULAR VILLAGE LOCATION



## ACCOMMODATION

### MEASUREMENTS

All measurements are approximate.

### GROUND FLOOR

#### ENTRANCE PORCH

Approached via a double glazed entrance door into the porch with double glazed windows to the front and side. An additional double glazed entrance door with matching side panel leads into the lounge.

#### LOUNGE

15'7" x 16'6" (4.75m x 5.03m)

This spacious room with ornate fire surround having a living flame effect gas fire, tiled inset and hearth. Double glazed windows to the front and side, radiator. Coving to the ceiling and decorative plate rack. Open tread staircase to the first floor in a wood finish. Feature glazed double doors inset into an arch to the side lead into the dining room.



#### LOUNGE

Additional photo



#### DINING ROOM

17'5" x 8'0" (5.33m x 2.46m)

Double glazed windows to the front and rear, radiator. Wall light points, decorative dado rail and coving to the ceiling.



## DINING ROOM

Additional photo



## CLOAKROOM

Fitted with a low flush w/c and wash hand basin. Tiled splash backs. Wood effect floor. Double glazed window to the rear, radiator.



## KITCHEN

Fitted with a range of wall and base units in an oak finish with glazed display units. Contrasting work surface. Stainless steel sink unit with hot and cold taps. Ceramic tiled splash backs. Gas cooker point, plumbing for a washing machine and space for a fridge. Ideal Mexico gas central heating boiler. Tiled flooring. Radiator. Two double glazed windows to the rear, double glazed door giving access to the rear garden.



## KITCHEN

Additional photo



## FIRST FLOOR

## LANDING

Spelled balustrade in a wood finish.



## BEDROOM 1

17'0" x 8'0" (5.20m x 2.46m)

Fitted corner wardrobe. Double glazed windows to the front and side. Decorative dado rail. Radiator.



## BEDROOM 1

Additional photo



## BEDROOM 2

12'7" x 8'7" (3.84m x 2.64m)

Fitted wardrobes having sliding doors in a wood finish. Built in airing cupboard housing the hot water cylinder. Double glazed window to the front. Coving to the ceiling, radiator.



## BEDROOM 2

Additional photo



## BEDROOM 3

11'1" x 9'3" (3.38m x 2.84m)

Built in wardrobe. Double glazed window to the rear, radiator.



## BEDROOM 3

Additional photo



## BEDROOM 4

9'6" x 7'1" (2.92m x 2.16m)

Built in cupboard over the stairwell. Double glazed window to the front, radiator.



## BEDROOM 4

Additional photo



## FAMILY BATHROOM

6'5" x 5'1" (1.96m x 1.57m)

Fitted with a white suite comprising of bath with shower over. Pedestal wash hand basin and low lush w/c. Tiling over the bath and to splash back area. Double glazed window to the rear, radiator.



## OUTSIDE

### GARDENS

The property stands on a wedge shaped plot with the majority of the garden being to the front. The front garden stands behind a brick wall with wrought iron access gate being grassed with ornamental plants and shrubs. Concrete pathway leads to the front door. Fencing to the side. A generous driveway to the side provides ample off street parking and leads to the garage. A timber gate to the side gives access to the rear garden being paved for ease of maintenance having fenced boundaries. External street lamp style light and outside tap.



### GARAGE

Having double timber doors. Courtesy door to the rear. Power and lighting.



## 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

Council Tax Band 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



Measurements are approximate. Not to scale. For illustrative purposes only.



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.