



## 14 Lindsey Rise Scartho, Grimsby, North East Lincolnshire DN33 2JQ

Located directly off Louth Road within easy access of the centre of Scartho is this attractive THREE BEDROOM SEMI DETACHED HOUSE. The fashionably presented accommodation includes: Entrance hall, good sized lounge, modern fitted kitchen/breakfast room which open into a sun room. To the first floor there are three bedrooms and a contemporary styled bathroom/wc. Gas central heating system, double glazing. Front garden with off road parking plus an excellent sized rear garden with a useful workshop.

**£190,000**

- POPULAR LOCATION WITHIN SCARTH
- THREE BEDROOM SEMI DETACHED HOUSE
- LOUNGE
- KITCHEN/BREAKFAST ROOM
- SUN ROOM
- CONTEMPORARY STYLED BATHROOM/WC
- GAS CENTRAL HEATING SYSTEM
- DOUBLE GLAZING
- FRONT GARDEN WITH OFF ROAD PARKING
- GOOD SIZED REAR GARDEN



## 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

## MEASUREMENTS

All measurements are approximate.

## GROUND FLOOR

### ENTRANCE HALL

Approached through a composite entrance door which has double glazed side panels, radiator with a decorative cover, coving to ceiling. The carpeted staircase leads up to the first floor having a useful utility cupboard below which has plumbing for an automatic washing machine.



### LOUNGE (FRONT)

15'6" x 13'3" (4.74 x 4.06)

This good sized formal lounge has a double glazed bay window to the front elevation and coving to ceiling. The focal point of this room is the black cast iron multi fuel stove which has a decorative oak beam above. Striking laminate flooring.



### LOUNGE



### KITCHEN/BREAKFAST ROOM

19'10" x 9'6" (6.05 x 2.90)

This full width room has the kitchen area fitted with an superb range of cream base and wall cupboards incorporating a tall larder cupboard. The striking oak work surfaces are inset with a Butler ceramic sink together with a spray mixer tap. Space beneath for dishwasher and included in the sale is the stainless steel range cooker having a matching extractor chimney above. The modern gas fired boiler is concealed within a matching cupboard. Tiled splash backs together with a tiled floor. Radiator. Double glazed window and door. Ample space for dining table and chairs. Open access leads into the sun room.



### KITCHEN/BREAKFAST ROOM



### KITCHEN/BREAKFAST ROOM



### SUN ROOM

8'9" x 8'9" (2.68 x 2.68)

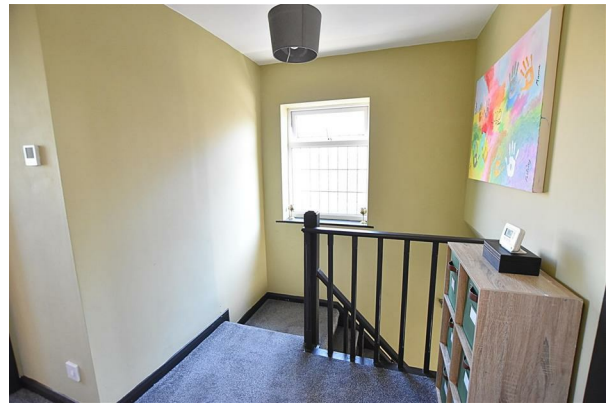
This useful addition has double glazed windows and doors together with a tiled floor.



### FIRST FLOOR

### LANDING

Double glazed window to the side elevation. Access to roof space and a chrome heated rail.



### BEDROOM 1 (FRONT)

12'2" x 11'3" (3.73 x 3.43)

Double glazed window to the front elevation, radiator and a bank of open fronted storage/hanging space.



### BEDROOM 1



### BEDROOM 2 (REAR)

10'10" x 10'10" (3.32 x 3.31)

Double glazed window. Radiator.



### BEDROOM 3 (FRONT)

8'7" x 8'3" (2.62 x 2.54)

Double glazed window. Radiator.



### BATHROOM/WC

8'8" x 7'9" (2.66 x 2.37)

A contemporary styled bathroom having a suite in white comprising a P shaped bath including a shower and screen above together with water proof wall boarding behind the bath area plus a period style pedestal wash hand basin and wc. Stylish combined heater towel rail and radiator. Hand painted wal boarding to dado height. Double glazed window. Inset spot lights to ceiling. Tiled flooring.



### BATHROOM/WC



### OUTSIDE



## THE GARDENS

The property stands in both front and rear gardens, the open plan fore garden is blocked paved ideal for the parking of two cars. Timber gates leads to the excellent sized rear garden which is mainly lawned inset with an established silver birch tree and includes a WEST facing sheltered decked area which is ideal for outside entertaining. Outside tap. Included in the sale is the substantial workshop/storage unit which has light and power.



## THE GARDENS



## SEATING AREA



## COUNCIL TAX BAND & EPC RATING

Council Tax Band - B  
EPC - C

## 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.

## 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



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			
		70	83
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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 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.