



## 33 Ancaster Avenue Grimsby, North East Lincolnshire DN33 3LH

We are delighted to offer for sale this TWO BEDROOM DORMER BUNGALOW situated in the heart of Scartho village close to all local amenities, good bus routes, highly regarded schools and a short drive to both Grimsby and Cleethorpes town centres. The property benefits from gas central heating and uPVC double glazing with the accommodation briefly comprising of; Entrance hall, lounge open to dining room, modern kitchen, shower room, separate toilet and two double bedrooms. Enjoying well maintained gardens with a driveway providing off road parking with double wooden gates leading to the detached garage and private rear garden. The well rear garden is a delighted with dual aspect patio areas, lawn with well stock borders, raised fish pond, views over the allotments and feature covered pergola for lazy sunny afternoons. Viewing is essential.

**£179,950**

- SCARTH VILLAGE LOCATION
- SEMI DETACHED DORMER BUNGALOW
- MODERN KITCHEN
- LOUNGE OPEN TO DINING ROOM
- TWO DOUBLE BEDROOMS
- SHOWER ROOM
- SEPSRATE TOILET
- WELL MAINTAINED GARDENS
- PERGOLA
- GARAGE



## 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.

## MEASUREMENTS

All measurements are approximate.

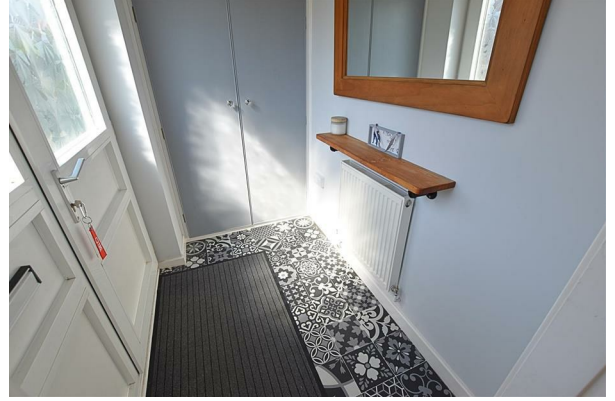
## ACCOMMODATION

### ENTRANCE

Accessed via a uPVC double glazed door with side light window into the entrance hallway.

### HALLWAY

Having modern tiled effect vinyl flooring, radiator and large built in cloaks cupboard.



### LOUNGE

14'8" x 13'10" (4.49 x 4.24)

The lounge is a great size and has a large picture uPVC double glazed window to the front aspect, carpeted flooring, radiator and open chimney breast with modern slate tiled hearth and feature slate tiling to the back and electric stove. The lounge is open plan to the dining area creating an ideal family space.



### LOUNGE



## DINING ROOM

12'0" x 11'3" (3.67 x 3.45)

Open from the lounge with wood effect laminate flooring, radiator and a uPVC double glazed window over looking the rear garden.



## DINING ROOM



## BEDROOM TWO (GROUND FLOOR)

9'6" x 8'5" (2.92 x 2.57)

The ground floor double bedroom has a uPVC double glazed window to the side aspect, carpeted flooring and radiator. Handy storage cupboard housing the wall mounted boiler.



## BEDROOM TWO



### **SHOWER ROOM**

6'1" x 5'6" (1.86 x 1.69)

Benefitting from a white two piece suite comprising of a large walk in shower with glazed screen and vanity hand wash basin with storage beneath. Finished with aqua style paneling to the walls, tiled effect flooring, heated towel rail and a uPVC double glazed window to the side aspect.



### **SEPARATE CLOAKROOM**

5'10" x 2'7" (1.78 x 0.79)

Having a white low flush wc with aqua style paneling to the walls, tiled effect flooring and a uPVC double glazed window to the side aspect.



### **KITCHEN**

11'9" x 7'10" (3.59 x 2.41)

The modern kitchen benefits from a range of off white wall and base units with contrasting work surfaces incorporating a composite sink and drainer with hot water tap, induction hob, electric fan assisted oven, built in microwave, integrated fridge freezer and space for an automatic washing machine. Finished with tiled effect flooring, dual aspect uPVC double glazed window and a uPVC double glazed door leading to the rear garden.



### **KITCHEN**



## KITCHEN



## INNER HALLWAY

Having continued wood effect laminate flooring and carpeted stairs with enclosed banister and large storage cupboard leading to the first floor.



## FIRST FLOOR

### FIRST FLOOR LANDING

Having continued carpeted flooring from the stairs with two large eaves storage cupboards.

### BEDROOM ONE

13'4" x 11'3" (4.08 x 3.44)

The master bedroom has a uPVC double glazed window to the front aspect, carpeted flooring, radiator and handy eaves storage.



### BEDROOM ONE



## OUTSIDE

## THE GARDENS

The property stands with a low walled boundary to the front aspect and side fenced boundaries with a well maintained lawned front garden having mature planting, an open access driveway provides ample off road parking with double wooden gates leading to the further driveway and detached garage. The rear garden has fenced boundaries and dual aspect paved patios ideal for outside entertaining. The garden is mainly laid to lawn with mature planting to the borders and views over the allotments, having a raised feature fish pond, timber shed and a cover pergola with electric ideal for all seasons use and providing a tranquil retreat after a busy days work.



## THE GARDENS



## THE GARDENS



## THE GARDENS



**PERGOLA**

13'8" x 9'10" (4.19 x 3.02)

A added extra addition ideal for outside entertaining.



**PERGOLA**



**GARAGE**

19'9" x 8'11" (6.02 x 2.74)

The detached garage has an up and over to door to the front aspect and is fitted with electric and lighting.



**COUNCIL TAX BAND & EPC RATING**

Council Tax Band - B

EPC -

**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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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 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.