



## 29 Fairfield Avenue Scartho, Grimsby, North East Lincolnshire DN33 3DS

Located in the very popular residential location is this deceptively spacious THREE BEDROOM SEMI DETACHED DORMER BUNGALOW which stands in exceptionally LARGE GARDENS. Being sold with vacant possession, the accommodation includes: Entrance hall, good sized lounge, fitted kitchen/breakfast room, two ground floor bedrooms and a ground floor bathroom/wc. To the first floor there is a landing and a third bedroom. Gas central heating system. Double glazing. Detached garage. Excellent sized plot. NO FORWARD CHAIN.

- SEMI DETACHED DORMER BUNGALOW
- EXCELLENT LOCATION
- FABULOUS LARGE GARDEN
- LOUNGE,
- KITCHEN/BREAKFAST ROOM
- TWO GROUND FLOOR BEDROOMS
- GROUND FLOOR BATHROOM/WC
- GAS CENTRAL HEATING SYSTEM
- DOUBLE GLAZING
- DETACHED GARAGE

**£155,000**



## 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 via a uPVC double glazed entrance door, this excellent sized hallway has a radiator, fitted meter cupboards and a useful storage cupboard.



### LOUNGE (FRONT)

14'11" x 10'5" (4.55 x 3.19)

Having a double glazed bay window to the front elevation, coving to ceiling and radiator. The focal point of this room is the Yorkstone fire surround inset with a living flame gas fire.



### KITCHEN/BREAKFAST ROOM

16'4" x 7'11" (4.99 x 2.43)

The kitchen area is fitted with a range of dark oak style base and wall cupboards incorporating an integrated fridge and freezer together with a built in electric oven, gas hob with an extractor fan above. The mottled work surfaces are inset with a resin sink unit and has space beneath for washing machine. Contrasting splash backs and tiled floor to the kitchen area. Two double glazed windows and a uPVC side door. The Ideal boiler is concealed in a matching wall cupboard. Ample space for breakfast table and chairs.



## KITCHEN/BREAKFAST ROOM



## BEDROOM 1

10'5" x 8'10" (3.2 x 2.7)

Fitted with a range of bedroom furniture including floor to ceiling wardrobes and a dressing table area. Two wall lights points, coving to ceiling and a double glazed window.



## BEDROOM 1



## BEDROOM 2

10'4" x 6'11" (3.17 x 2.11)

Double glazed window, radiator, fitted shelving and coving to ceiling.



### **BATHROOM/WC**

7'2" x 6'4" (2.2 x 1.94)

Fitted with a coloured suite comprising a panelled bath having a shower above, pedestal wash hand basin and a low flush wc. Partially tiled flooring. Vinyl flooring. Fitted storage cupboards, extractor fan a double glazed window.



### **FIRST FLOOR**

#### **LANDING**

Useful wardrobe cupboards with access to the eaves



#### **BEDROOM 3**

13'0" x 9'1" (3.98 x 2.77)

Double glazed window and radiator.



### **OUTSIDE**

#### **DETACHED BRICK GARAGE**

16'6" x 8'1" (5.04 x 2.48)

Double opening timber doors to the front, light and power.

#### **THE GARDENS**

The property stands in both front and rear gardens, the fore garden is lawned edged with well planted borders of bushes, shrubbery and spring bulbs with a concreted driveway which leads through high wrought iron gates to the garaging at the rear. The exceptionally large rear garden has a lawn area edge with spring bulbs which is situated close to the bungalow with a middle section containing two greenhouses and a timber garden shed which then leads into an area which has been used as a vegetable garden and at the rear of the garden is a small orchard.



## THE GARDENS



## THE GARDENS



## GREENHOUSES & GARDEN SHED



## ORCHARD

### 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.

### TENURE - LEASEHOLD

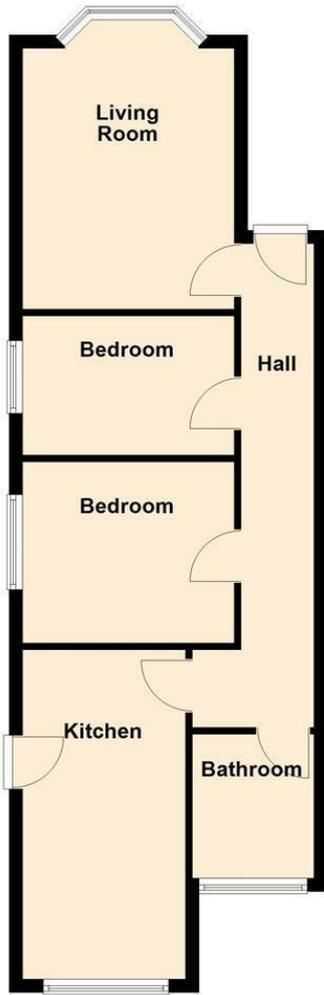
We are informed by the seller that the tenure of this property is Leasehold. Confirmation / verification has been requested. Please consult us for further details.

### OPENING TIMES

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

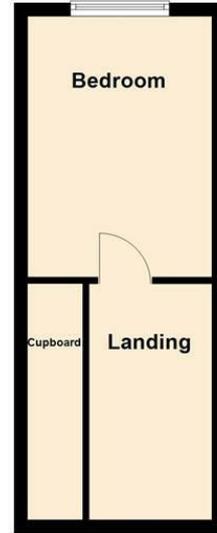
### Ground Floor

Approx. 54.9 sq. metres (591.3 sq. feet)



### First Floor

Approx. 20.9 sq. metres (225.2 sq. feet)



Total area: approx. 75.9 sq. metres (816.5 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>81</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>64</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 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.