



15 Asgard Way

Scartho Top, Scartho, North East Lincolnshire DN33 3RJ

Early viewing is considered essential on this stunning FOUR BEDROOM DETACHED HOUSE situated on the popular Scartho Top Development being ideally placed for access to Diana Princess of Wales hospital and within easy access of local amenities, shops, schools and university. The fashionably presented accommodation is ready to move into and comprises of :- entrance porch, hall, cloakroom, lounge, dining room, conservatory, study, dining kitchen, utility room, four bedrooms, two en suite shower rooms and family bathroom. Superb SOUTH FACING rear garden being perfect outside entertaining. Driveway providing ample off street parking Gas central heating system and double glazing A fantastic opportunity not to be missed!

£295,000

- STUNNING FOUR BEDROOM DETACHED HOUSE
- LOUNGE
- DINING ROOM
- CONSERVATORY
- DINING KITCHEN
- UTILITY, CLOAKROOM
- STUDY
- TWO EN SUITE SHOWER ROOMS
- FAMILY BATHROOM
- SUPERB SOUTH FACING REAR GARDEN



MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

GROUND FLOOR

ENTRANCE PORCH

Approached via a double glazed entrance door with double glazed side panels either side leading into the porch, double glazed window to the side.



HALLWAY

With striking tiled flooring. Spelled staircase to the first floor level in a white finish. radiator. Coving to the ceiling.



CLOAKROOM

Fitted with a modern white suite comprising of low flush w/c and wash hand basin inset into dedicated vanity unit. Radiator.



LOUNGE

17'1" (19'5" into bay) x 10'7" (5.22m (5.93m into bay) x 3.24m)

Feature bay window to the front with three double glazed windows plus additional double glazed window to the side. Coving to the ceiling. Radiator. Glazed double doors to the rear give access to the dining room.



LOUNGE

Additional photo



DINING ROOM

9'11" x 9'8" (3.04m x 2.95m)

Striking wood effect flooring. Coving to the ceiling. Radiator. Open plan through to conservatory



DINING ROOM

Additional photo



CONSERVATORY

13'5" max x 12'0" (4.10m max x 3.68m)

Having a solid roof with down lights. Continuation of the wood effect flooring. Double glazed windows, double glazed French doors to the side give access to the rear garden.



STUDY

9'4" x 7'10" (2.85m x 2.39m)

Double glazed window to the front, radiator.

DINING KITCHEN

15'5" x 9'6" (4.71m x 2.92m (3.96m))

Fitted with a range of wall and base units in cream finish with contrasting wood effect work surface incorporating the stainless steel sink unit with mixer tap. Metro style tiled splash backs. Range style cooker with stainless steel extractor unit over. Built in dishwasher and fridge. Two double glazed windows to the rear. Radiator. Striking tiled flooring. Coving to the ceiling with down lights.



DINING KITCHEN

Additional photo



UTILITY ROOM

8'1" x 6'0" (2.48m x 1.84m)

Fitted with a range of wall and base units in a grey finish. Plumbing for a washing machine and tumble dryer, space for a fridge freezer.



FIRST FLOOR

LANDING

Spilled balustrade in a white finish. Airing cupboard housing the hot water cylinder. Radiator.

BEDROOM 1

15'5" (13'2") x 10'11" (4.72m (4.02m) x 3.34m)

Fitted with a range of modern wardrobes. Three double glazed windows to the front, radiator.



BEDROOM 1

Additional photo



EN SUITE SHOWER ROOM

6'10" x 5'5" (2.09m x 1.67m)

Fitted with a modern suite comprising of walk in shower cubicle with glass screen having rainfall style shower plus additional hand held hand attachment. Wash hand basin inset into dedicated vanity unit and low flush w/c, Double glazed window to the front, radiator.



BEDROOM 2

13'10" (4.22m) x 8'8" (2.66m)

Fitted with two double wardrobes. Double glazed window to the front, radiator.

Access to the loft space with ladders and a light.



BEDROOM 2

Additional photo



EN SUITE SHOWER ROOM

Fitted with a fully tiled corner cubicle having mains supply shower. Wash hand basin inset into dedicated vanity unit and low flush w/c. Double glazed window to the side. Radiator.



BEDROOM 3

11'8" (max) x 9'9" (3.56m (max) x 2.98m)

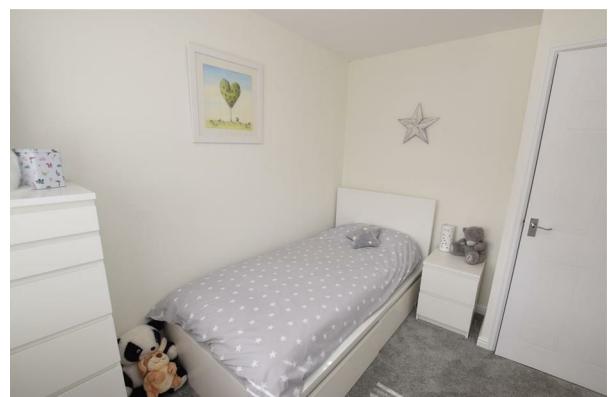
Fitted with a range of bedroom furniture comprising of wardrobes with LED lighting, over bed bridging unit with down light. Matching dressing table. Double glazed window to the rear, radiator.



BEDROOM 4

9'9" (8'2") x 5'3" (2.99m (2.50m) x 1.62m)

Double glazed window to the rear, radiator.



BATHROOM

7'1" (5'5") x 7'1" (2.16m (1.67m) x 2.18m)

Fitted with a white suite comprising of bath with telephone style shower mixer tap. Wash hand basin inset into dedicated vanity unit and a low flush w/c. Tiling to dado height to two walls. period style radiator. Double glazed window to the rear



OUTSIDE



GARDENS

The front garden is open in laid to lawn with small hedging to front, Ornamental tree. Generous tarmac driveway providing ample off street parking. Gate to either the side of the property give access to the rear garden. The superb rear garden enjoying a SOUTHERLY ASPECT has a paved patio area ideal for outside entertaining, a neat lawn with border bed having ornamental plants, shrubs and tree. Garden shed. Covered decked seating area with external power point. An additional paved area continuing to the side of the property. Boundaries are walled and fenced. Outside tap.



GARDENS

Additional photo



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 D

VIEWING ARRANGEMENTS

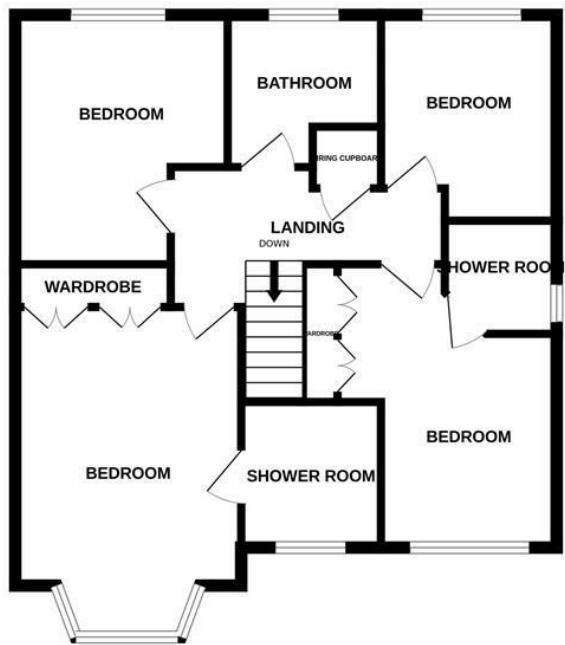
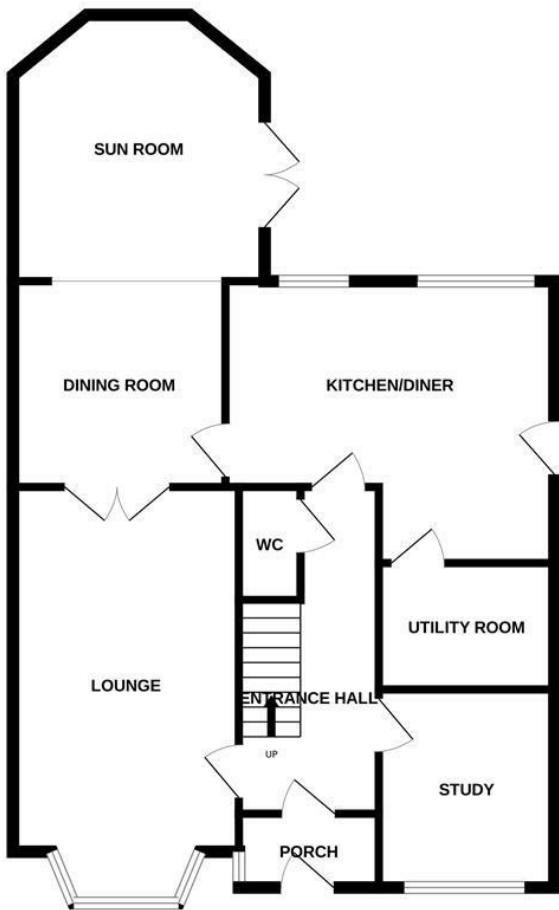
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

OPENING TIMES

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

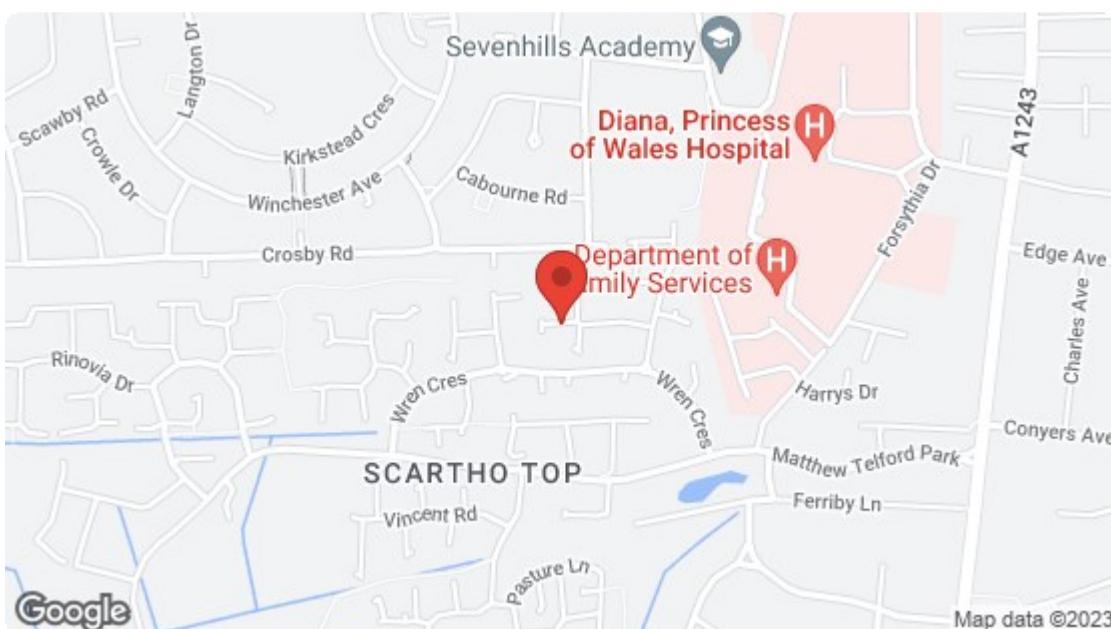
GROUND FLOOR

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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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			
England & Wales		73	82
EU Directive 2002/91/EC			
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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 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.