



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

We are delighted to offer for sale this THREE BEDROOM DETACHED FAMILY HOME situated within the heart of Scartho village close to all local amenities, good bus routes and highly regarded schooling. The property benefits from gas central heating and uPVC double glazing with the accommodation comprising of; Entrance hallway, lounge, kitchen with open arch to dining and rear sitting room, bedroom one to the ground floor along with a shower room and to the first floor two good sized bedrooms. The property is set back from the road behind a low brick wall and has double wrought iron entrance gates leading to the driveway which provides ample off road parking and leads onto the garage and private rear garden which is laid to lawn with a paved patio and mature planting. Viewing is highly recommended. \*\* NO FORWARD CHAIN \*\*

**Chain Free £225,000**

- DETACHED FAMILY HOME
- KITCHEN
- DINING ROOM REAR SITTING ROOM
- LOUNGE
- GROUND FLOOR BEDROOM
- GROUND FLOOR SHOWER ROOM
- TWO FIRST FLOOR BEDROOMS
- PRIVATE REAR GARDEN
- DETACHED GARAGE
- VIEWING RECOMMENDED





## MEASUREMENTS

All measurements are approximate.

## ACCOMMODATION

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### ENTRANCE

Accessed via a composite door into the hallway.



### HALLWAY

The welcoming hallway has coving to the ceiling, carpeted flooring, radiator and uPVC double glazed window to the side aspect, carpeted stairs leading to the first floor with open white wooden spindle balustrade and handy storage cupboard beneath.



### KITCHEN

11'1" x 7'6" (3.38 x 2.31)

The kitchen benefits from a large range of solid wood wall and base units with contrasting worksurfaces, tiled splashbacks and incorporating a composite sink and drainer, electric slot in cooker and ample space for a fridge freezer and washing machine. Finished with coving to the ceiling, down lights, vinyl flooring and half glazed uPVC door and uPVC window to the rear of the property. Arch leading to the dining and rear sitting room.



### KITCHEN



## KITCHEN



## KITCHEN



## DINING/REAR SITTING ROOM

19'11" x 10'2" (6.09 x 3.11)

This great sized room has an open arch from the kitchen with ample space for a dining area and lounge area, finished with dual aspect uPVC double glazed windows and sliding patio door leading to the rear garden, dado rail, coving to the ceiling, dual aspect radiators, carpeted flooring and a feature wall mounted gas fire.



## DINING/REAR SITTING ROOM



## DINING/REAR SITTING ROOM



## DINING/REAR SITTING ROOM



## LOUNGE

15'7" x 12'0" (4.77 x 3.68)

The lounge is to the front aspect with a uPVC double glazed window, coving to the ceiling, carpeted flooring and feature fireplace with white wood surround ornate tiling to the side and hearth and inset gas fire.



## LOUNGE





## BEDROOM ONE (Ground Floor)

11'11" x 9'10" (3.64 x 3.00)

The master bedroom is to the front aspect with a uPVC double glazed window, coving to the ceiling, carpeted flooring, radiator and built in wardrobes.



## BEDROOM ONE



## SHOWER ROOM

9'8" x 5'6" (2.95 x 1.68)

The modern shower room benefits from a white three piece suite comprising of; Walk in shower with glazed screen and due shower heads one being a rainfall, combination unit housing a hand wash basin and low flush wc with hidden cistern and providing ample storage, tiled splash backs and wood effect laminate flooring, down lights to the ceiling, heated towel rail and uPVC double glazed window to the side aspect.



## FIRST FLOOR

### FIRST FLOOR LANDING

Having continued carpeted flooring and built in storage cupboards.



## BEDROOM TWO

15'7" x 10'7" (4.77 x 3.24)

This double bedroom has ample natural light provided by the two Velux windows and further uPVC double window to the front aspect, carpeted flooring, radiator, built in storage cupboard and further eaves storage.



## BEDROOM THREE

10'8" x 7'8" (3.27 x 2.35)

The third bedroom has carpeted flooring, radiator, eaves storage and uPVC double glazed window to the rear aspect.



## OUTSIDE

### GARDENS

The property stands away from the road with low walled boundaries, double wrought iron access gates leading to the driveway which provides ample off road parking and leads to the detached garage and private rear garden. The front garden is mainly laid to lawn and has mature planting to the borders. The driveway again has mature planting to the side and wrought iron gate leading to the rear garden. The private rear garden has fenced boundaries and backs onto the allotments and is mainly laid to lawn with mature shrubs and trees planted and a paved patio ideal for outside entertaining.



### GARDENS



## GARDENS



## GARDENS



## GARAGE

20'7" x 10'2" (6.29 x 3.12)

The brick built garage has an up and over door to the front aspect and a uPVC double glazed window to the side aspect and is fitted with electric and lighting.

## COUNCIL TAX BAND & EPC RATING

Council Tax Band - C

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

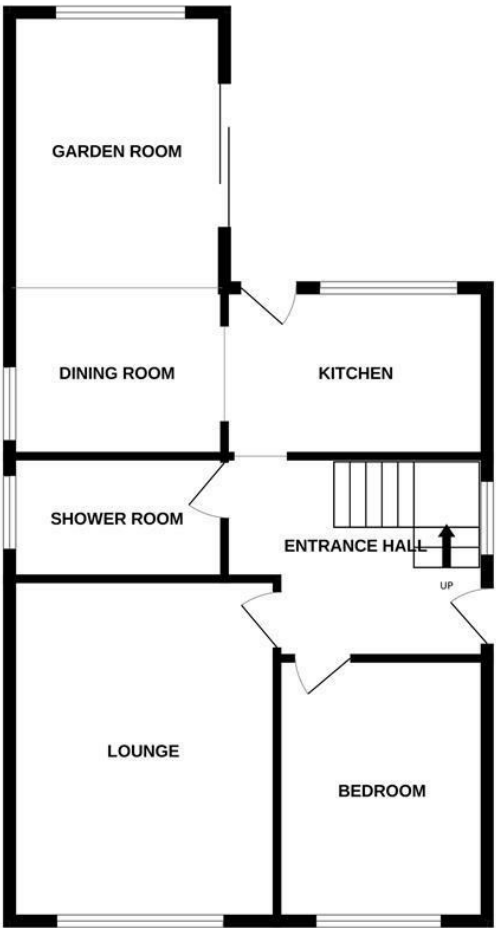
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

## OPENING TIMES

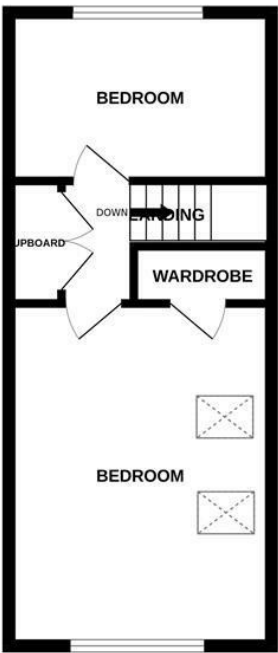
Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm



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		82
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
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		
EU Directive 2002/91/EC		
England & Wales		

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.