



## 6 Royal Gardens Scartho, Lincolnshire DN33 2BN

Located on this small exclusive development built by the renowned local builders Keigar Home, is this charming NEARLY NEW DETACHED 2 BEDROOM BUNGALOW FOR THE OVER 55's. Situated directly off Waltham Road within easy access to the excellent facilities of Scartho village including Doctor's surgery, shopping plus regular bus services into Waltham and Grimsby Town centre. The superbly appointed accommodation includes: A well fitted integrated kitchen/breakfast room, inner hallway, good sized lounge with views over the SOUTH FACING garden, contemporary styled shower room/wc and two bedrooms both with fitted wardrobes. Open plan front garden with two allocated parking spaces plus an enclosed south facing rear garden including a substantial timber summer house. Gas central heating system. Double glazing. Security alarm. Carpets and blinds included. Early viewing recommended.

**£239,950**

- EXCLUSIVE DEVELOPMENT FOR THE OVER 55's
- NEARLY NEW DETACHED BUNGALOW
- LOUNGE
- FITTED KITCHEN/BREAKFAST ROOM
- TWO BEDROOMS BOTH WITH WARDROBES
- CONTEMPORARY STYLED SHOWER ROOM/WC
- DOUBLE GLAZING
- GAS CENTRAL HEATING SYSTEM
- ALLOCATED PARKING SPACE
- SOUTH FACING REAR GARDEN





## ACCOMMODATION

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## MEASUREMENTS

All measurements are approximate.

## GROUND FLOOR ONLY

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### KITCHEN/BREAKFAST ROOM

13'11" x 9'2" (4.26 x 2.80)

This extremely well fitted kitchen has an abundance of white base and wall cupboards including an integrated fridge/freezer, washing machine and slimline dishwasher together with a built in electric oven, gas hob with an extractor fan above. The gas fired boiler is concealed in a matching wall cupboard. Contrasting black granite work surfaces are inset with a stainless steel sink unit and have matching up stands. Double glazed window. Radiator. Vinyl flooring. Ample space for breakfast table and chairs. Inset spot lights to ceiling. Side composite door leads out onto the side garden. Composite side door.



### KITCHEN/BREAKFAST ROOM

Additional photo



### KITCHEN/BREAKFAST ROOM

Additional photo



## INNER HALL

Useful cloaks cupboard.

## LOUNGE (REAR)

18'4" max x 10'7" (5.59 max x 3.23)

This excellent sized lounge has a large walk in bay has floor to ceiling double glazed windows including a french door which opens onto the enclosed rear garden. The plantation shutters are included in the sale. Radiator.





## LOUNGE

Additional photo



## BEDROOM 1 (FRONT)

14'8" x 10'0" (4.49 x 3.07)

Double glazed window to the front elevation and radiator. This main bedroom is fitted with a range of floor to ceiling wardrobes by Haagsensens which provides excellent hanging space.



## BEDROOM 1

Additional photo



## BEDROOM 2

10'2" x 9'9" (3.10 x 2.98)

Again fitted with a range of floor to ceiling wardrobes from Haagsensens, radiator and double glazed window.



## BEDROOM 2

Additional photo



### **SHOWER ROOM/WC**

6'2" x 6'9" (1.89 x 2.06)

This contemporary styled bathroom is fitted with a large walk in fully tiled shower cubicle having a glass screen and twin shower heads, a vanity unit and a low flush wc. The remainder of the walls are half tiled in complementary grey tiles. Vinyl flooring. Double glazed window. Chrome heated towel rail.



### **OUTSIDE**



### **TWO PARKING SPACES**

Situated at the end of the cul de sac close to the bungalow are two parking space.

### **THE GARDENS**

The property stands in both front and rear gardens, the open plan front and side gardens are mainly lawned inset with an established tree. The enclosed SOUTH FACING rear garden includes a large patio area ideally placed for outside entertaining with the remainder of this garden being set to lawn and again inset with two mature trees. Included in the sale is the timber summer house and a small timber garden shed.



### **TIMBER SUMMER HOUSE**



### **TENURE - FREEHOLD**

We are informed by the seller that the tenure of this property is Freehold although there is a management company being set up for the running of the company, maintenance of the road, street lighting etc and we understand from the vendor the annual charge will be £250 pa. Confirmation / verification has been requested. Please consult us for further details.

### **COUNCIL TAX BAND**

Council Tax Band C



**VIEWING ARRANGEMENTS**

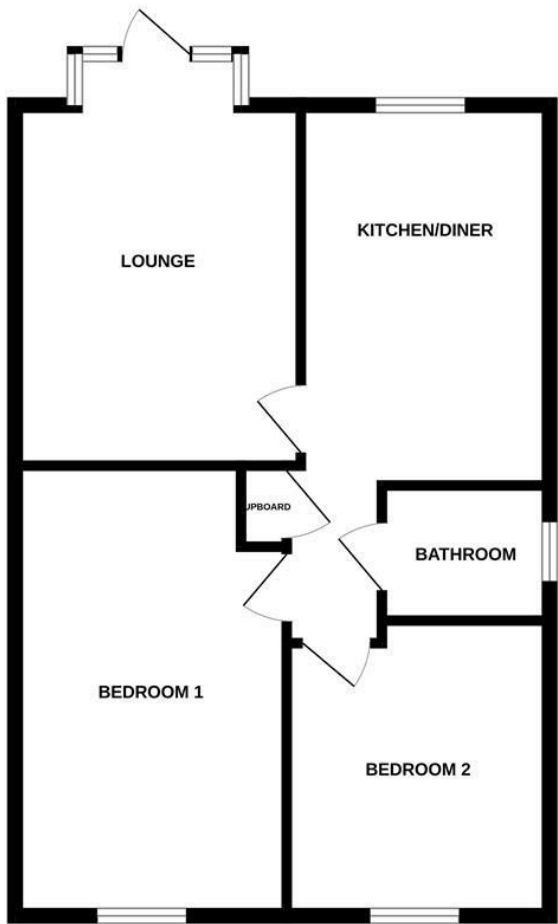
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

**OPENING TIMES**

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



GROUND FLOOR



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		96
(81-91) B	82	
(69-80) C		
(55-68) D		
(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.