



**3 Rosemallow Close, Scartho, North East Lincolnshire, DN33 3EN**  
**£155,000**

## Key Features:

- Modern Mid Link Property, Built in 2018
- Springfield Park, Scartho
- Two Double Bedrooms
- Spacious Living Room
- Kitchen Diner
- Downstairs Cloak/WC & First Floor Bathroom
- Driveway Parking
- Low Maintenance Landscaped Garden

Set in a quiet cul de sac on the popular Springfield Park development, this two bedroom mid link home offers an ideal first time purchase in this desirable area of Scartho. Ideally positioned for a wide range of local amenities, popular schools, and close proximity to the Diana, Princess of Wales Hospital.

Well presented throughout, the accommodation includes a comfortable living room, kitchen diner with French doors opening onto the rear garden, and a downstairs cloak/WC. To the first floor are two double bedrooms and a bathroom.

Outside, the property benefits from driveway parking, while the rear garden has been designed with low maintenance in mind, finished with Indian sandstone paving.



## LIVING ROOM

15'10" x 12'7" (4.85 x 3.85)

With a composite front entrance door, wood effect laminate flooring, and staircase leading to the first floor.

## KITCHEN DINER

12'5" x 12'0" (3.81 x 3.66)

Fitted with a range of shaker style units, worktops inset with a resin sink, built-in oven, gas hob, and space for further appliances. Unit housing the Ideal Logic central heating boiler. French doors opening onto the rear garden.

## CLOAKROOM/WC

6'0" x 3'3" (1.84 x 1.00)

Fitted with a WC and hand basin.

## FIRST FLOOR LANDING

With access to the loft.

## BEDROOM 1

12'7" x 12'1" (3.84 x 3.69)

Front aspect main bedroom, with mirror fronted wardrobes, and useful built-in storage cupboard.

## BEDROOM 2

12'7" x 8'10" (3.84 x 2.70)

Rear aspect bedroom.

## BATHROOM

6'9" x 5'6" (2.08 x 1.68)

Fitted with a vanity unit, WC, and panelled bath with shower over.

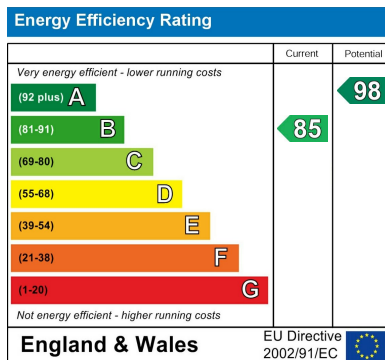
## TENURE

FREEHOLD

## COUNCIL TAX BAND

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### Viewing

By appointment only.

### Tenure

We are advised by the vendor that the property is: As Above However, prospective purchasers should have the tenure of this property confirmed by a solicitor.

Additional Information Local Authority: North East Lincolnshire Council Telephone 01472 313 131

Services: All mains services are available or connected subject to the statutory regulations. we have not tested any heating systems, fixtures, appliances or services.

### DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS

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