



1 Grantham Avenue, Scartho, North East Lincolnshire, DN33 2HE
£205,000

Key Features:

- Traditional Semi Detached Home
- Heart of Scartho Village
- Three Bedrooms
- Two Reception Rooms
- Modern Dining Kitchen
- Shower Room
- Driveway Parking
- Detached Garage

*** £10,000 ALLOWANCE ***

This well presented semi detached home combines traditional character with modern comforts, perfectly situated in the heart of Scartho village. Ideally positioned close to a wide range of local amenities, including shops, schools, public houses, and nearby playing fields.

The accommodation features two reception rooms, including a bay fronted lounge with a multi fuel stove, and a rear living room with a log burner. The modern fitted kitchen is a great family space, designed with a roof lantern that allows plenty of natural light. Upstairs, there are three bedrooms and a modern family shower room.

Outside, the property offers a driveway to the front, and a lawned rear garden with detached garage.



ENTRANCE HALL

Accessed via the side of the property, having a composite entrance door, and staircase rising to the first floor.

LOUNGE

13'5" x 13'3" (4.11 x 4.04)

Measured into bay.

A bay fronted lounge, with fireplace incorporating a multi fuel stove.



REAR LIVING ROOM

13'10" x 13'8" (4.24 x 4.19)

Additional living space, with fireplace incorporating a log burning stove. Understairs storage cupboard, and side aspect window.

KITCHEN

14'1" x 12'5" (4.31 x 3.79)

Fitted with a range of modern gloss units, range cooker with extractor over, integrated fridge/freezer and dishwasher, and plumbing for a washing machine. Patio doors opening onto the rear garden.

FIRST FLOOR

BEDROOM 1

10'3" x 13'3" (3.14 x 4.05)

To front aspect.



BEDROOM 2

9'10" x 9'1" (3.02 x 2.77)

With a side aspect window.

BEDROOM 3

11'10" x 7'11" (3.62 x 2.43)

With a side aspect window. Includes stairs bulkhead with built-in storage cupboard.



SHOWER ROOM

12'10" x 4'9" (3.92 x 1.46)

Fitted with a walk-in shower, vanity unit, WC and heated towel rail.

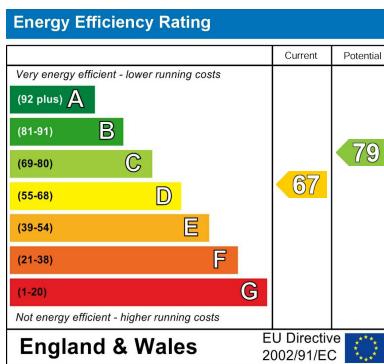
TENURE

FREEHOLD

COUNCIL TAX

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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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