



**16 Bluebell Road, Scartho, North East Lincolnshire, DN33 3AY**  
**£335,000**

## Key Features:

- Detached Four Bedroom Family Home
- Popular 'Springfield Park', Scartho
- Spacious & Versatile Accommodation
- Superb Live/Work Studio Over The Double Garage
- Open Plan Living/Dining Kitchen & Sunroom
- Main Bedroom With En Suite
- Driveway Parking
- No Forward Chain

This spacious four bedroom detached home is situated on the popular 'Springfield Park' development in Scartho, ideally positioned for a wide range of local amenities, and within catchment of well regarded schools. The accommodation comprises an entrance hall, downstairs cloak/WC, study, generous lounge, and a modern open plan living/dining kitchen which flows through to the sunroom. There are four good sized bedrooms to the first floor along with a family bathroom, the main bedroom enjoys its own en-suite shower room. A standout feature of the property is the superb live/work studio located over the double garage - providing endless opportunities for a business, social or fitness space, and complete with a separate kitchen area. Outside, the rear garden has been attractively landscaped for low maintenance, providing ideal space for outdoor entertaining. An ideal property for families or those seeking additional space for business or lifestyle...Viewing Highly Recommended.





### ENTRANCE HALL

Accessed via a composite front entrance door. With useful understairs storage cupboard.

### CLOAKROOM

5'8" x 3'0" (1.73 x 0.93)

Fitted with a WC and pedestal hand basin.

### STUDY

6'11" x 6'9" (2.11 x 2.08)

To front aspect.

### LOUNGE

20'10" x 11'1" (6.37 x 3.39)

A well-proportioned lounge overlooking the rear garden.

### KITCHEN

11'5" x 9'11" (3.49 x 3.03)

Fitted with a range of modern white gloss units, built-in double oven, microwave, gas hob with extractor over, integrated fridge/freezer and dishwasher.

### LIVING/ DINING AREA

21'4" x 8'5" (6.52 x 2.58)

Open plan to the kitchen, with a front aspect window and side access composite entrance door.

### SUN ROOM

12'4" x 10'0" (3.77 x 3.06)

Additional living space overlooking the rear garden, with French doors opening onto the patio area.

### FIRST FLOOR LANDING

With a built-in storage cupboard, and access to the loft.

### BEDROOM 1

11'2" x 9'1" (3.42 x 2.79)

To rear aspect, with built-in mirror fronted wardrobes.

### EN SUITE SHOWER ROOM

7'6" x 5'0" (2.29 x 1.53)

Fitted with a shower enclosure, vanity unit, WC, and heated towel rail.

### BEDROOM 2

13'3" x 8'8" (4.05 x 2.65)

With front and side aspect windows.

### BEDROOM 3

11'11" x 8'0" (3.65 x 2.45)

With a side aspect window.

### BEDROOM 4

10'8" x 9'2" (3.26 x 2.80)

To front aspect.

### FAMILY BATHROOM

8'4" x 5'6" (2.55 x 1.68)

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

### DOUBLE GARAGE

With twin up and over front doors, and rear access door.

### LIVE/WORK STUDIO

17'6" x 11'5" (5.34 x 3.49)

Accessed via a staircase within the double garage.

### STUDIO KITCHEN

14'2" x 7'1" (4.33 x 2.18)

With fitted base units and countertop sink.

### REAR GARDEN

The rear garden is mainly laid to artificial lawn, with paved patio and decked terrace.

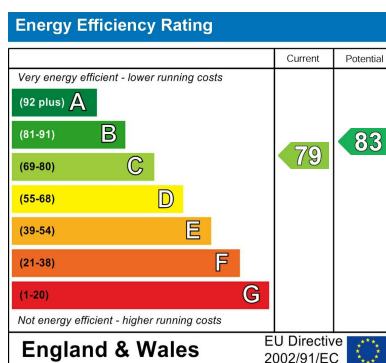
### TENURE

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

Although we have taken great care to ensure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. Any references to the condition, use or appearance of the property or appliances therein, are made for guidance only, and no warranties are given or implied by this information. It is not the Agents policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries., in order to ensure that any necessary consents have been obtained. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purposes only and are not for any other use but guidance and illustration. The Agents have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore