



167 Waltham Road, Scartho, North East Lincolnshire, DN33 2PY
£335,000

Key Features:

- Three Bedroom Detached Bungalow
- Generous Plot
- Spacious & Versatile Accommodation
- Excellent Scope for Modernisation
- Two Reception Rooms
- Two Double Bedrooms
- Third Bedroom/Study
- Ample Driveway Parking
- No Forward Chain

This spacious bay fronted detached bungalow occupies a generous plot within a highly regarded residential area of Scartho, offering well-proportioned single-storey accommodation with excellent scope for modernisation. The property enjoys a particularly long rear garden extending to over 150ft, together with a range of useful outbuildings.

The entrance to the property is positioned at the rear, opening directly into the kitchen, which leads through to the adjoining dining room with feature fireplace. The separate lounge and main bedroom are positioned to the front of the bungalow, while the second double bedroom enjoys a rear aspect. A third bedroom, currently used as a study, provides further flexibility, alongside the bathroom and separate cloakroom/WC.

Outside, the rear garden offers a generous expanse of outdoor space with scope for landscaping and enhancement. A detached garage, workshop, store and summer house provide useful additional space, while the front of the property has a generous driveway providing ample off-road parking.

The property is conveniently located for the amenities available within Scartho and the surrounding area, including local shops, schools and everyday facilities, with further amenities and transport links readily accessible. Offered for sale with no forward chain, this is an excellent opportunity to acquire a detached bungalow with a generous plot and considerable potential for improvement.



KITCHEN

16'7" x 12'2" (5.07 x 3.73)

DINING ROOM

14'2" x 12'11" (4.34 x 3.94)

LOUNGE

16'2" x 12'11" (4.93 x 3.94)

BEDROOM 1

13'9" x 12'9" (4.20 x 3.91)

BEDROOM 2

13'1" x 10'11" (4.00 x 3.33)

BEDROOM 3/STUDY

11'0" x 10'4" (3.37 x 3.16)

BATHROOM

7'11" x 6'0" (2.42 x 1.83)

CLOAKROOM/WC

6'7" x 3'0" (2.02 x 0.93)

TENURE

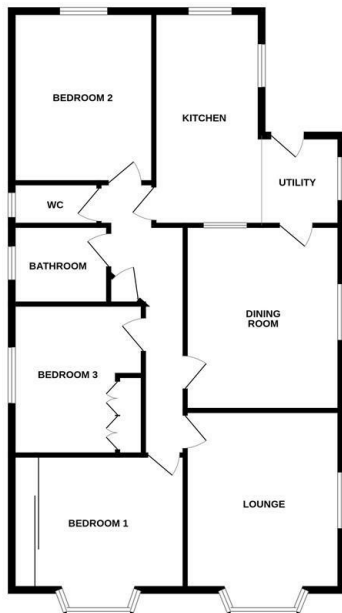
FREEHOLD

COUNCIL TAX

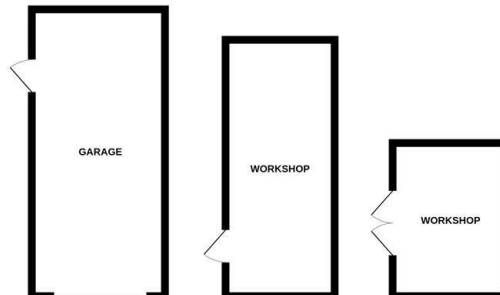
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GROUND FLOOR
1075 sq.ft. (99.8 sq.m.) approx.

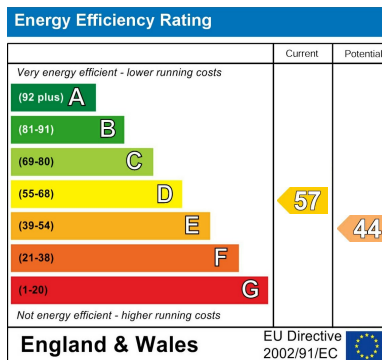


OUTBUILDINGS
490 sq.ft. (45.5 sq.m.) approx.



TOTAL FLOOR AREA: 1564 sq.ft. (145.3 sq.m.) approx.

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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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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