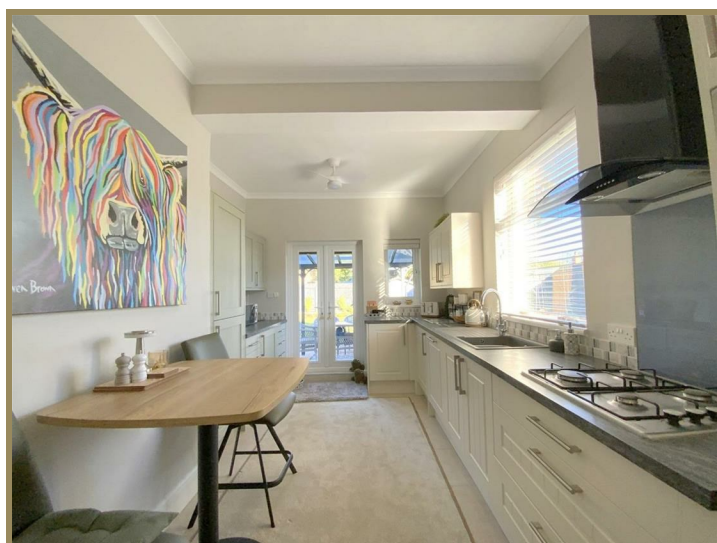
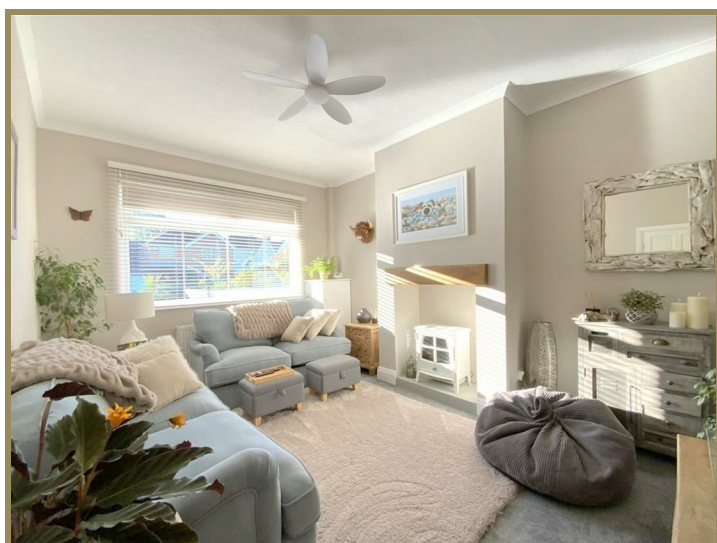




2 Southfield Avenue, Scartho, North East Lincolnshire, DN33 2PA
£220,000

Key Features:

- Three Bedroom Semi Detached Bungalow
- Popular Residential Location
- Immaculately Presented - Move in Condition
- Modern Kitchen with Integrated Appliances
- Stylish Newly Fitted Shower Room
- Lounge with Feature Fireplace
- Private Rear Garden
- Ample Off Road Parking

Recently refurbished and immaculately presented throughout, this three bedroom semi-detached bungalow offers smart, modern accommodation within an established residential area of Scartho.

The recent transformation has created a stylish and well finished interior. A side entrance hall leads into the accommodation, with a comfortable front aspect lounge featuring a focal point fireplace. The modern fitted kitchen includes an integrated oven, gas hob, fridge/freezer, dishwasher and washing machine, together with space for a small dining table. French doors open onto the sheltered patio, creating an ideal spot for outdoor dining.

There are three bedrooms, including two doubles, with the main bedroom positioned to the rear. The newly fitted shower room has a contemporary finish, featuring a large walk-in shower and vanity unit. Outside, the fully paved frontage provides ample off-road parking, while the rear garden has a pleasant private outlook, complemented by the block paved patio adjoining the kitchen.

Located just off Louth Road, the property is a short distance from the wide range of shops, amenities and everyday facilities available within Scartho.



LOUNGE
14'11" x 10'11" (4.57 x 3.33)

KITCHEN
16'6" x 9'10" (5.03 x 3.02)

BEDROOM 1
13'5" x 9'10" (4.11 x 3.02)

BEDROOM 2
11'11" x 8'0" (3.64 x 2.44)

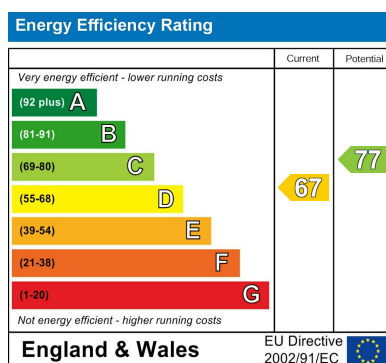
BEDROOM 3
8'3" x 7'8" (2.54 x 2.34)

SHOWER ROOM
9'1" x 4'6" (2.78 x 1.38)

TENURE
FREEHOLD

COUNCIL TAX BAND
B





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

