



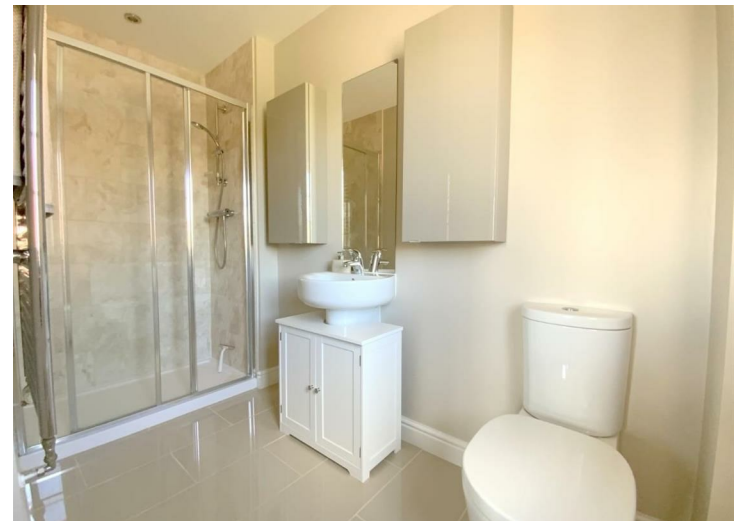
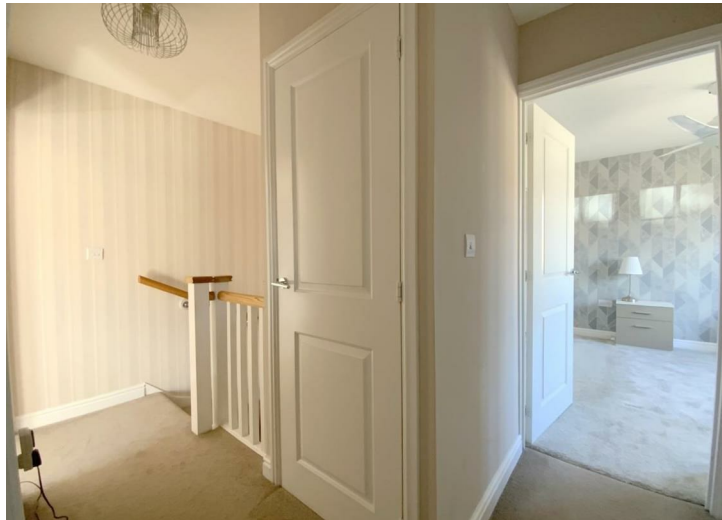
**21 Sheldon Road, Scartho Top, North East Lincolnshire, DN33 3GA**  
**£226,000**



### Key Features:

- Three Bedroom Detached Property
- Popular Residential Area Of Scartho Top
- Attractive Modern Fitted Kitchen
- Master Bedroom With En-Suite
- Good Sized Rear Garden
- Ample Off Road Parking & Garage
- No Forward Chain

A three bedroom detached property built to a traditional style by Redrow, situated in the popular residential area of Scartho Top. Ideally located close to a wide range of amenities, well regarded schools, colleges, and the Diana Princess of Wales Hospital. Immaculately presented throughout, the accommodation features a superb fitted kitchen, a spacious living room, downstairs cloaks/wc, three bedrooms to the first floor along with a family bathroom and en-suite shower room. Outside, the property stands in well maintained lawned gardens, with driveway parking and garage. Viewing highly recommended...Offered for sale with no forward chain.



### ENTRANCE HALL

Front entrance to the property accessed via a composite door. With staircase to the first floor.

### LIVING ROOM

16'11" x 10'1" (5.17 x 3.09)

To front aspect, with further side window, and useful built-in storage cupboard.

### DINING KITCHEN

15'10" x 11'7" (4.83 x 3.55)

Featuring a large range of modern shaker style units and contrasting Quartz worktops. Appliances include a classic 90 deluxe induction rangemaster with extractor over, built-in microwave, integrated fridge/freezer and dishwasher. Belfast sink. Tiled floor. Front and side aspect windows, and French doors opening onto the rear garden.

### CLOAKROOM

4'11" x 3'8" (1.50 x 1.12)

Fitted with a corner hand basin and wc.

### FIRST FLOOR LANDING

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

### BEDROOM 1

12'3" x 9'7" (3.74 x 2.93)

To front aspect.

### EN-SUITE

10'4" x 4'3" (3.16 x 1.30)

Featuring a large shower enclosure, pedestal basin and wc. Heated towel rail.

### BEDROOM 2

9'6" x 9'0" (2.91 x 2.75)

A second double bedroom to front aspect.

### BEDROOM 3

8'9" x 7'6" (2.67 x 2.31)

With a side aspect window.

### FAMILY BATHROOM

6'5" x 5'8" (1.96 x 1.73)

Fitted with a wall mounted basin, wc, and panelled bath with shower over. Heated towel rail.

### OUTSIDE

Standing in well-maintained gardens, the front of the property is set open plan with lawn, and driveway to the side having access to the garage. The rear garden is mainly laid to lawn with a paved patio and raised decking area.

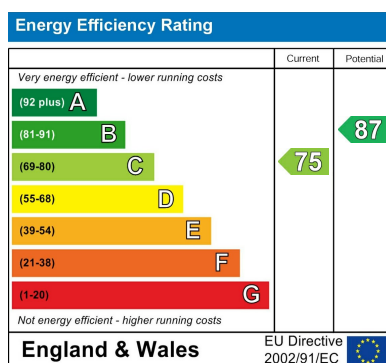
### TENURE

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