



7 Bulwick Avenue, Scartho, North East Lincolnshire, DN33 3BH
£345,000

Key Features:

- Traditional Semi Detached Property, Circa 1910
- Spacious & Versatile Family Accommodation
- Four Bedrooms
- Two Reception Rooms
- Open Plan Kitchen/Dining Room
- Downstairs Cloaks/WC
- Study/Home Office
- Original Features
- Generous Lawned Rear Garden
- Detached Double Garage



An excellent opportunity to acquire this four bedroom semi detached Edwardian home offered for sale in this established residential area of Scartho. Offering ideal family accommodation situated close to popular primary and secondary schools, and a short distance to a wide range of village amenities. Set on a generous plot, the property boasts superb outdoor space with ample off road parking and a detached double garage. Internally, the accommodation offers; entrance hall, a front aspect lounge, rear sitting room, open plan kitchen/dining room with pantry, and a downstairs cloaks/wc. To the first floor are four bedrooms including three good sized doubles, a study/home office and a bathroom. Viewing Highly Recommended.



ENTRANCE HALL

Front entrance to the property, retaining the original staircase with understairs cupboard.

LOUNGE

14'4" x 13'11" (4.38 x 4.25)

A bay fronted lounge with traditional fireplace incorporating a coal effect gas fire, cast iron insert and tiled hearth.

SITTING ROOM

16'7" x 13'1" (5.07 x 4.00)

With a bay window to side aspect, and classic style fireplace incorporating an electric fire.

KITCHEN/DINING ROOM

22'9" x 12'2" (6.94 x 3.71)

Open plan kitchen and dining space, comprising a range of wall and base units, work surfaces incorporating a ceramic sink, integrated fridge, and a range cooker. Plumbing for a washing machine and dishwasher. Useful walk-in pantry. Side aspect windows. Tiled floor throughout.



REAR PORCH/CLOAKROOM

8'10" x 6'0" (2.7 x 1.84)

Rear entrance to the property, with useful walk-in storage cupboard. Cloakroom fitted with wc and hand basin.

FIRST FLOOR LANDING

A split level landing with access to the loft.

BEDROOM 1

14'0" x 13'8" (4.27 x 4.17)

To rear aspect, with a full wall of fitted wardrobes/dressing table.

BEDROOM 2

12'10" x 10'1" (3.93 x 3.09)

To front aspect.

BEDROOM 3

12'3" x 10'8" (3.75 x 3.27)

To rear aspect.

BEDROOM 4

9'11" x 6'2" (3.03 x 1.89)

To front aspect.

STUDY

7'2" x 4'9" (2.19 x 1.46)

Ideal work from home space, with fitted cupboards/desk. Housing the gas central heating boiler/hot water cylinder. Side aspect window.

BATHROOM

8'6" x 6'2" (2.61 x 1.90)

Fitted with a panelled bath, recessed shower enclosure, pedestal basin and wc. Obscure glazed window.

OUTSIDE

The property is approached by a wide block paved driveway providing parking for up to three vehicles, and access to the detached double garage.

The rear garden is a generous size being mainly laid to lawn with a spacious block paved patio area.

GARAGE

A detached double brick garage, with twin up and over doors and pedestrian door to the rear garden.

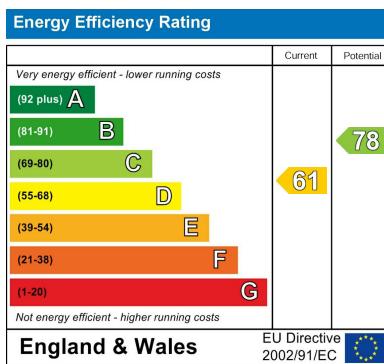
TENURE

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