



**4 Thornbury Drive, Scartho Top, Grimsby, DN33 3TR**  
**£185,000**

## Key Features:

- Modern Semi Detached Home, Built in 2021
- Three Double Bedrooms
- Dining Kitchen
- Rear Aspect Lounge
- En Suite Shower Room & Family Bathroom
- Downstairs Cloak/WC
- Driveway Parking
- South Facing Rear Garden

Situated in the popular residential area of Scartho Top, this modern semi detached home offers stylish and well presented accommodation, ideal for families and first-time buyers.

Ideally positioned close to a wide range of local amenities, popular schools and just a short walk to the Diana, Princess of Wales Hospital.

The accommodation comprises an entrance hall, cloak/WC, dining kitchen featuring a full range of integrated appliances, and a spacious rear aspect lounge. To the first floor are three good sized bedrooms, including the main bedroom with en suite shower room, along with a family bathroom.

Externally, the property benefits from off road parking for two vehicles and a south facing rear garden.



### ENTRANCE HALL

12'9" x 3'8" (3.91 x 1.12)

Fitted with Karndean flooring which continues throughout the ground floor, and staircase incorporating built-in storage.

### CLOAKROOM

5'7" x 2'9" (1.71 x 0.85)

Fitted with a WC and pedestal hand basin.

### DINING KITCHEN

15'6" x 9'1" (4.73 x 2.78)

A front aspect kitchen fitted with a range of modern units, incorporating a built-in oven, gas hob, integrated fridge/freezer, dishwasher and washer/dryer. Gas central heating boiler housed within wall unit.

### LOUNGE

16'3" x 10'5" (4.96 x 3.18)

A full width lounge with French doors opening onto the rear garden.

### FIRST FLOOR

#### BEDROOM 1

14'7" x 9'0" (4.46 x 2.76)

Rear aspect bedroom.

#### EN-SUITE SHOWER ROOM

7'5" x 4'10" (2.28 x 1.49)

Fitted with a shower enclosure, pedestal basin and WC.

#### BEDROOM 2

11'5" x 9'0" (3.50 x 2.76)

Front aspect bedroom.

#### BEDROOM 3

10'5" x 6'11" (3.20 x 2.11)

Rear aspect bedroom.

### BATHROOM

6'11" x 5'6" (2.12 x 1.70)

Fitted with a pedestal basin, WC, and panelled bath with shower attachment.

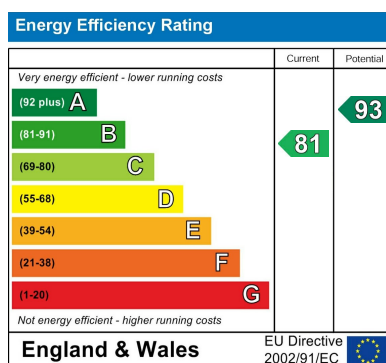
### TENURE

FREEHOLD

### COUNCIL TAX

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

