



4 Pagehall Close, Scartho, North East Lincolnshire, DN33 2HF
£255,000

Key Features:

- Semi Detached Dormer Bungalow
- Spacious Corner Plot
- Immaculately Refurbished
- Three Double Bedrooms
- Open Plan Lounge/Dining Room
- Modern Breakfast Kitchen
- Luxury Family Bathroom
- Ample Driveway Parking
- Detached Garage

Set within this highly regarded area of Scartho, close to a wide range of local amenities, this semi detached dormer bungalow is presented in immaculate show home condition following a recent programme of renovation.

Offering well planned accommodation, the property features a dual aspect lounge/dining room with an open plan layout and French doors opening onto the rear garden. The superb breakfast kitchen is newly fitted with modern shaker style units and integrated appliances providing a practical yet stylish area for everyday living. The main bedroom is situated on the ground floor together with a tastefully appointed family bathroom, while the first floor provides two further double bedrooms. Occupying a spacious corner position, the bungalow enjoys a generous rear garden, with ample driveway parking and a detached garage. Improvements to the home include modern fixtures and fittings, upgraded electrics and new uPVC double glazing, offering a turnkey opportunity in this popular location. Viewing Highly Recommended.



ENTRANCE HALL

A welcoming entrance to the property, accessed via a modern composite front door. With a useful built-in storage cupboard.

LOUNGE

13'10" x 10'11" (4.24 x 3.33)

A front aspect lounge featuring a bespoke media wall, with alcove storage and shelving. Open plan to:-

DINING ROOM

10'10" x 9'4" (3.31 x 2.87)

With French doors opening onto the rear garden.

BREAKFAST KITCHEN

20'1" x 9'10" (6.14 x 3.01)

Newly fitted with a large range of grey shaker style units and contrasting worktops incorporating a breakfast bar. Integrated Bosch appliances including an eye level oven, combination microwave, induction hob with extractor over, fridge/freezer and dishwasher. Composite sink drainer with mixer tap. Wood effect vinyl flooring. Dual aspect windows and rear entrance door. Open tread staircase with carpet runner leading to the first floor.

BATHROOM

7'4" x 6'3" (2.25 x 1.92)

A fully tiled bathroom featuring a wall mounted vanity unit, WC with concealed cistern, and shower over the bath with dual shower heads. Matching floating wall cabinet, and heated towel rail. Rear aspect window.

BEDROOM 1

12'1" x 10'10" (3.69 x 3.31)

Situated on the ground floor, with a bay window to front aspect.

FIRST FLOOR LANDING

With access to the loft.

BEDROOM 2

12'10" x 9'0" (3.93 x 2.75)

To front aspect, with a built-in wardrobe, and laminate flooring.

BEDROOM 3

12'10" x 8'11" (3.93 x 2.72)

To rear aspect, with a built-in wardrobe, and laminate flooring.

OUTSIDE

Situated on a large corner plot, the gardens are a particular feature of the property. Being mainly lawned with well stocked borders and dual aspect private sitting areas including a porcelain tiled patio. A spacious driveway and detached garage (with adjoining brick store) provides off road parking for several cars and ideal space for a caravan/motorhome.

COUNCIL TAX BAND

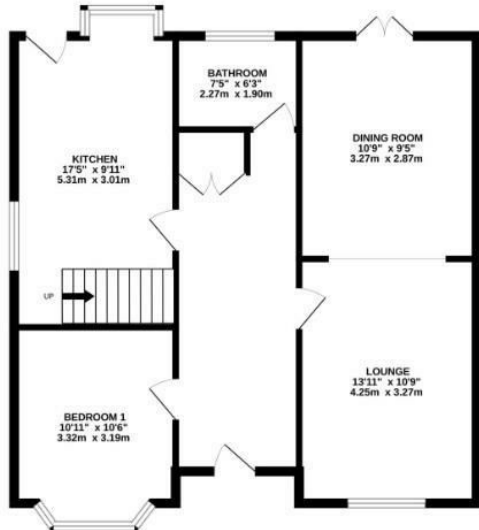
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TENURE

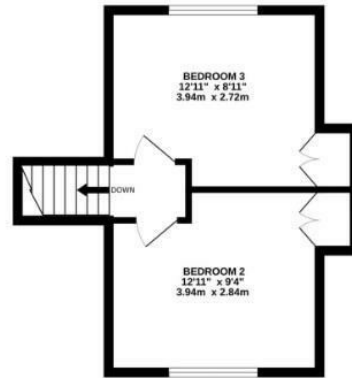
Freehold




GROUND FLOOR
789 sq.ft. (73.3 sq.m.) approx.



1ST FLOOR
314 sq.ft. (29.2 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	80
England & Wales	EU Directive 2002/91/EC 	

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

