



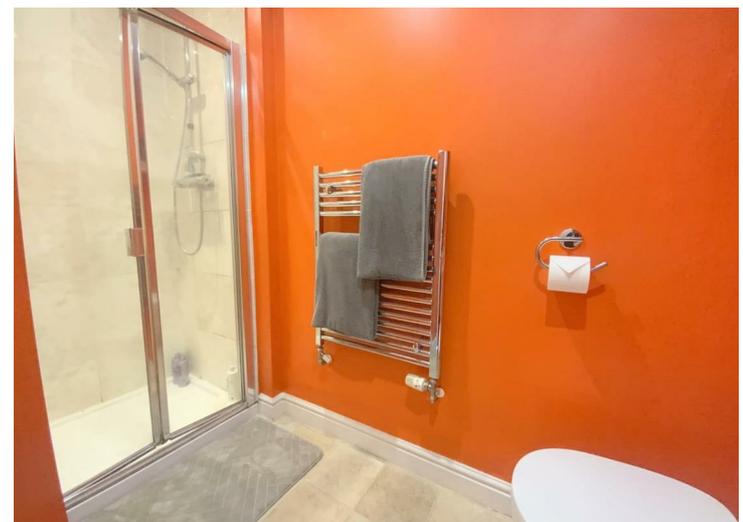
30 Caspian Crescent, Scartho Top, North East Lincolnshire, DN33 3RZ
£165,000

Key Features:

- Three Bedroom End Link Home
- Popular Scartho Top Location
- Lounge, Kitchen Diner
- Downstairs WC
- En Suite & Family Bathroom
- Off Road Parking
- Large Garden Store/Workshop

This charming three bedroom end link home is located in the ever popular area of Scartho Top, close to local amenities, and within the catchment of excellent schools.

Built in a traditional style featuring an attractive gable front, the property offers well presented accommodation, driveway parking for two vehicles, and a rear garden with a useful store/workshop. Internally, comprising an entrance hall, cloak/WC, a front aspect lounge, and a full width dining kitchen to the rear. To the first floor are three bedrooms, including the main bedroom with en suite, alongside a family bathroom.



ENTRANCE HALL

Accessed via a composite front door, with staircase leading to the first floor.

CLOAKROOM

5'4" x 2'9" (1.63 x 0.84)

Fitted with a WC and hand basin.

LOUNGE

15'4" x 12'2" (4.69 x 3.72)

With a front aspect window, and useful understairs storage cupboard.

KITCHEN/DINER

15'5" x 9'9" (4.72 x 2.98)

Fitted with a range of modern units, work tops incorporating a stainless-steel sink, integrated fridge/freezer, gas hob, and a built-in oven/combination microwave. Unit housing the gas central heating boiler. Utility cupboard with plumbing for a washing machine. Rear aspect window, and French doors opening onto the patio area.

FIRST FLOOR LANDING

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

BEDROOM 1

10'1" x 8'9" (3.09 x 2.67)

To front aspect.

EN SUITE

8'9" x 5'2" (2.67 x 1.58)

Fitted with a shower enclosure, wash basin and WC.

BEDROOM 2

9'8" x 8'9" (2.96 x 2.69)

A second double bedroom, to rear aspect.

BEDROOM 3

6'7" x 6'4" (2.02 x 1.94)

To rear aspect.

BATHROOM

6'6" x 6'4" (2.00 x 1.94)

Fitted with a wash basin, WC, and panelled bath with shower over.

COUNCIL TAX BAND

B

TENURE

Freehold



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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

