



**3 Worlaby Road, Scartho, North East Lincolnshire, DN33 3JX**  
**£170,000**



### Key Features:

- Three Bedroom Semi Detached Home
- Popular Location of Scartho
- Ideal For Families - Close to Schools
- Generous South West Facing Rear Garden
- Kitchen Diner, Lounge
- Modern Shower Room
- Driveway Parking and Garage

Situated in a popular residential area of Scartho, this semi-detached home is ideally positioned for local amenities and highly regarded schools, making it an excellent choice for families and first-time buyers alike. Well presented, the accommodation offers a bay fronted lounge, open plan kitchen diner, three bedrooms and a modern shower room. Occupying a generous plot, the property features an excellent size south-west facing rear garden, driveway parking and a detached garage.



### ENTRANCE HALL

12'10" x 5'3" (3.92 x 1.62)

Accessed via a front entrance porch. With staircase leading to the first floor.

### LOUNGE

16'11" x 10'9" (5.16 x 3.29)

A bay fronted lounge, with feature fireplace incorporating an electric stove.

### KITCHEN DINER

16'6" x 7'10" (5.05 x 2.39)

Fitted with wall and base units, built-in oven, electric hob, and space for further appliances. Rear aspect window, and access to the rear garden.

### FIRST FLOOR LANDING

With a side aspect window and access to the loft. (Loft housing the gas central heating boiler - new in 2023).

### BEDROOM 1

13'1" x 9'7" (4.01 x 2.94)

To front aspect, with built-in wardrobes.

### BEDROOM 2

10'9" x 10'0" (3.28 x 3.07)

A second double bedroom, to rear aspect.

### BEDROOM 3

7'10" x 6'7" (2.39 x 2.02)

To front aspect.

### SHOWER ROOM

6'2" x 5'10" (1.89 x 1.80 )

Featuring a large walk-in shower, vanity unit, WC, and heated towel rail.

### TEURE

Freehold

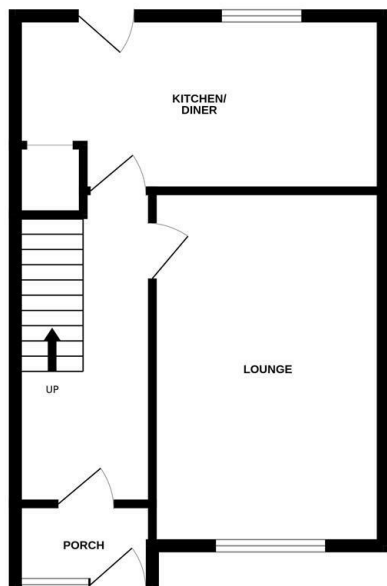
### COUNCIL TAX BAND

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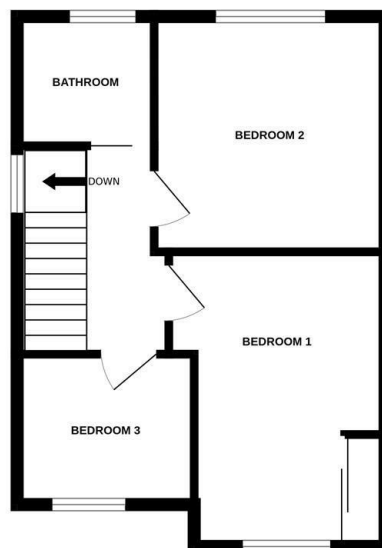




GROUND FLOOR  
408 sq.ft. (37.9 sq.m.) approx.

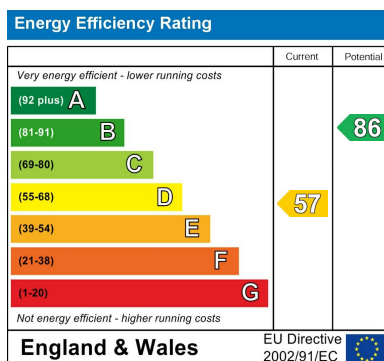


1ST FLOOR  
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA: 789 sq.ft. (73.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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

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