



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.



PROPERTY

Freehold

COUNCIL TAX BAND

B



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 have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropic ©2026

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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