



**43 Worlaby Road, Scartho, Lincolnshire, DN33 3JU**  
**£150,000**

### Key Features:

- Two Bedroom Semi Detached Bungalow
- Popular Village Location
- Generous Rear Garden
- Driveway Parking
- Ideal Modernisation Opportunity
- No Forward Chain

Offered for sale with no forward chain, this two bedroom semi detached bungalow presents an excellent opportunity for modernisation, allowing prospective purchasers to create a home tailored to their own tastes and requirements. Situated within a popular and established residential area of Scartho, the property offers convenient access to a wide range of local amenities, schools, and transport links. The accommodation comprises a side entrance hall, front aspect lounge, kitchen, bathroom, and two double bedrooms. Both bedrooms offer great versatility and could equally be utilised as additional reception space or a dining room if preferred. The property benefits from driveway parking and a generously sized rear garden, providing superb potential for further enhancement. In addition, there is potential for a loft conversion, subject to the necessary planning permissions, further increasing the property's future appeal.



**LOUNGE**  
14'11" x 11'1" (4.55 x 3.39)

**KITCHEN**  
10'0" x 9'4" (3.05 x 2.87)

**BEDROOM 1**  
10'7" x 10'2" (3.25 x 3.11)

**BEDROOM 2**  
11'11" x 11'1" (3.65 x 3.39)

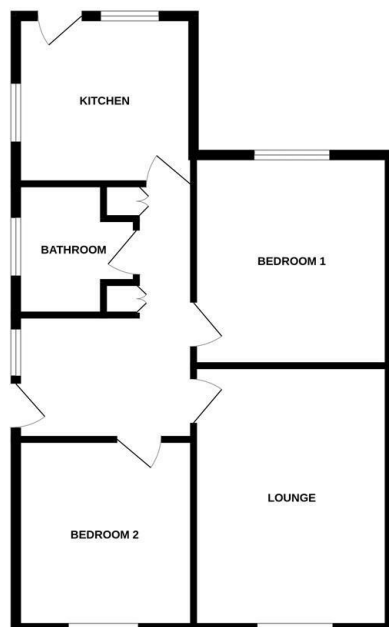
**BATHROOM**  
7'5" x 5'4" (2.27 x 1.64)

**TENURE**  
Freehold

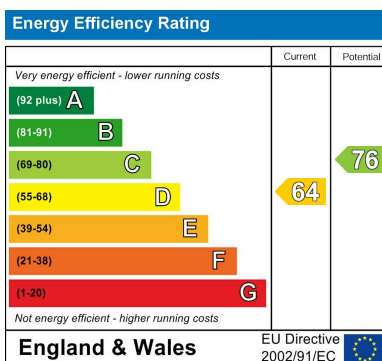
**COUNCIL TAX BAND**  
B



GROUND FLOOR  
653 sq.ft. (60.6 sq.m.) approx.



TOTAL FLOOR AREA: 653 sq ft. (60.6 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.  
Made with MapInfo 12.0.0



## 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