



43 Croxby Avenue, Scartho, North East Lincolnshire, DN33 2NN
£175,000

Key Features:

- Semi Detached Dorma Bungalow
- Popular Scartho Village Location
- Spacious & Versatile Accommodation
- Two Double Bedrooms
- Two Reception Rooms
- Extended Kitchen Diner
- Private Corner Plot Gardens
- Driveway & Detached Double Garage
- No Forward Chain

A well maintained two/three bedroom semi-detached bungalow offered for sale in this popular residential area of Scartho, located a short distance from the village centre.

The property occupies a generous corner position with gardens to three sides, ample driveway parking and a detached double garage.

Internally, the spacious and versatile accommodation includes; entrance hall, lounge, dining room, extended kitchen diner, and a four-piece family bathroom. The bedrooms are arranged over the two floors, comprising a downstairs double bedroom and master bedroom to the first floor. Viewing Highly Recommended...Offered for sale with No Forward Chain.



ENTRANCE HALL

Accessed via a front porch. A central entrance hall with doors opening to all rooms, and staircase to the first floor.

LOUNGE

15'9" x 11'5" (4.82 x 3.49)

A bay fronted lounge, with granite stone fireplace incorporating a coal effect gas fire.

DINING ROOM

13'7" x 11'4" (4.16 x 3.47)

To rear aspect, a versatile room which could be used as a third bedroom if required.

KITCHEN DINER

18'6" x 11'7" (5.66 x 3.54)

Fitted with a range of cream wall and base units, worktops incorporating a stainless steel sink, built-in electric oven, five ring gas hob, integrated fridge/freezer and washing machine. Understairs storage cupboard. Side and rear aspect windows, and door opening to side entrance porch. Access to the loft space which houses the gas central heating boiler.

BATHROOM

8'5" x 5'4" (2.57 x 1.63)

A fully tiled bathroom comprising a panelled bath, shower enclosure, vanity sink unit and wc. Heated towel rail. Obscure glazed windows to the side.

BEDROOM 2

9'4" x 8'2" (2.87 x 2.49)

A second double bedroom, to front aspect.

FIRST FLOOR

BEDROOM 1

13'5" x 11'4" (4.09 x 3.46)

With a front aspect dormer window, and fitted storage cupboard.

OUTSIDE

Set on a good sized plot the property enjoys gardens to the front, side and rear elevations, with driveway parking and a detached double garage accessed via Croxby Grove. The gardens feature Indian sandstone paving, decorative gravelled stone and planted beds/borders.

COUNCIL TAX BAND

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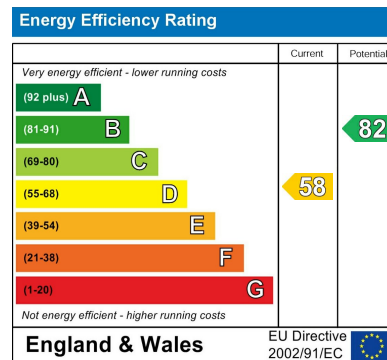
TENURE

Freehold





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.

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