



**28 Brookfield Road, Scartho, North East Lincolnshire, DN33 3LA**  
**£170,000**

## Key Features:

- Three Bedroom Semi Detached Home
- Popular Residential Area of Scartho
- Spacious Bay Fronted Lounge
- Kitchen Diner
- Downstairs Cloak/WC & First Floor Family Bathroom
- Good Sized Rear Garden
- Driveway Parking

Situated within a well established and popular area of Scartho, this three bedroom semi detached home is ideally placed for local amenities and falls within a highly regarded school catchment. The accommodation comprises an entrance hall, downstairs cloak/WC, a spacious bay fronted lounge, a kitchen diner and conservatory to the rear. To the first floor are three bedrooms and a family bathroom. \*New gas central heating boiler\*. Outside the property offers driveway parking to the front and a good-sized rear garden.



### **ENTRANCE HALL**

With staircase to the first floor, and side aspect window.

### **CLOAKROOM**

Fitted with a WC and hand basin

### **LOUNGE**

14'3" x 12'6" (4.35 x 3.83)

With a bay window to front aspect, and double doors opening into the kitchen diner.

### **KITCHEN DINER**

18'8" x 9'4" (5.70 x 2.87)

Fitted with base and wall mounted units, built-in oven, ceramic hob, integrated fridge, freezer and dishwasher. Useful understairs storage cupboard. Side entrance door.

### **CONSERVATORY**

9'2" x 8'3" (2.81 x 2.54)

Additional living space overlooking the rear garden.

### **FIRST FLOOR**

#### **BEDROOM 1**

11'10" x 11'0" (3.61 x 3.36)

Front aspect bedroom with fitted wardrobes/storage.

#### **BEDROOM 2**

10'4" x 10'3" (3.17 x 3.13)

Rear aspect bedroom.

#### **BEDROOM 3**

8'9" x 7'4" (2.69 x 2.25)

Front aspect bedroom, with storage cupboard over stairs bulkhead.

### **BATHROOM**

8'1" x 7'5" (2.48 x 2.27)

Fitted with a pedestal basin, WC, and panelled bath with shower over. Storage cupboard housing the 'Ideal' gas central heating boiler (New January 2026)


### **TENURE**

FREEHOLD

### **COUNCIL TAX BAND**

B



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

