



20 Quantock Road, Scartho, North East Lincolnshire, DN33 3AU
£178,000

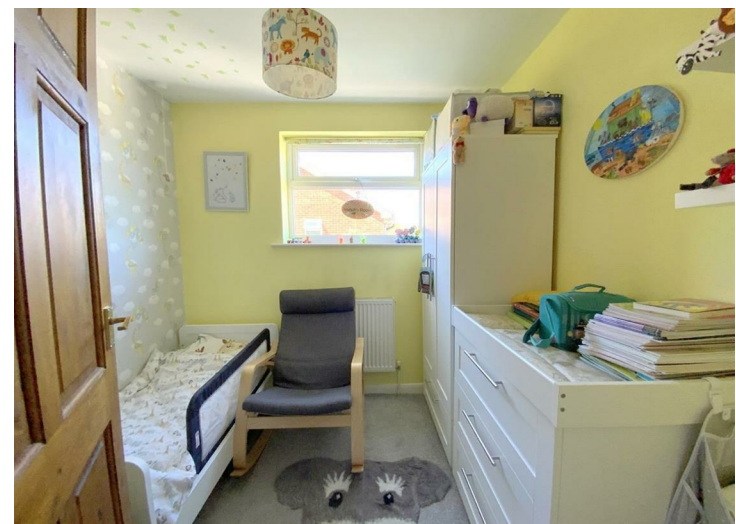
Key Features:

- Three Bedroom Semi Detached Home
- Established Residential Area of Scartho
- Close to Popular Schools and Greenspace
- Ideal Family Accommodation or First Time Purchase
- Driveway Parking
- Detached Garage/Store

Located within a well-established and convenient area of Scartho, this three bedroom semi detached home offers ideal accommodation for families and first time buyers alike. The property is well placed for local amenities, and lies within close proximity of popular schools and Quantock Park, making it a practical and appealing choice.

The accommodation includes an open plan lounge/dining room, kitchen, and first floor with three bedrooms and a bathroom.

Outside, the property stands in good sized front and rear gardens, with ample driveway parking and a detached single garage with adjoining outhouse, offering useful additional storage and flexibility.



ENTRANCE PORCH

Side entrance to the property, with a useful built-in storage cupboard - which has sufficient space and scope to be converted into a downstairs WC.

LOUNGE/DINING ROOM

23'9" x 14'7" (7.26 x 4.45)

An open plan living room, with a front aspect window, and fireplace incorporating an electric fire. Staircase leading to the first floor.

KITCHEN

14'7" x 8'3" (4.47 x 2.52)

With fitted wall and base units, built-in electric oven, gas hob, and space for further appliances. Wall mounted gas central heating boiler. Side and rear aspect windows, and access onto the rear garden.

FIRST FLOOR LANDING

With access to the loft via a drop-down ladder.

BEDROOM 1

14'7" x 11'4" (4.46 x 3.47)

Measured at widest point.

With a front aspect window, and fitted wardrobes.

BEDROOM 2

14'7" x 8'2" (4.46 x 2.51)

With a rear aspect window.

BEDROOM 3

8'1" x 7'7" (2.47 x 2.33)

With a side aspect window.

BATHROOM

7'6" x 6'3" (2.30 x 1.91)

Fitted with a pedestal basin, WC, and panelled bath with electric shower over. Built-in storage/airing cupboard.

GARAGE/OUTHOUSE

A detached brick garage, with separate store/WC to the rear.

TENURE

FREEHOLD

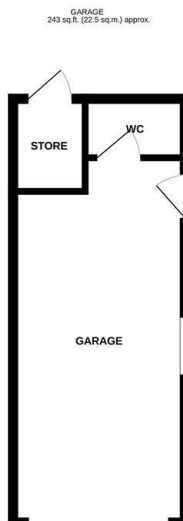
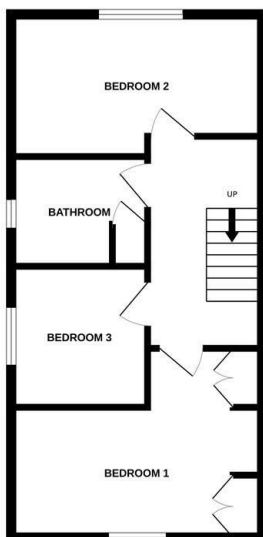
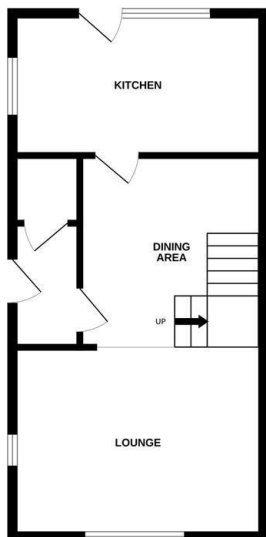
COUNCIL TAX BAND

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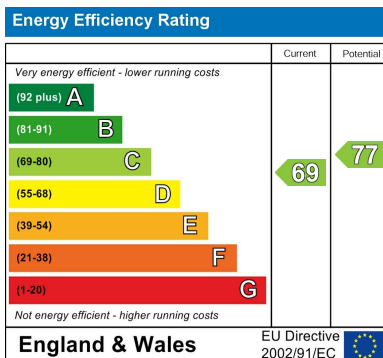
GROUND FLOOR
438 sq.ft. (40.7 sq.m.) approx.

1ST FLOOR
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA : 1118 sq.ft. (103.9 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

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



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