



45 Southwold Crescent, Scartho, North East Lincolnshire, DN33 3AH
£168,000

Key Features:

- End Link Property
- Popular Location of Scartho
- Three Bedrooms
- Modern Open Plan Kitchen Diner
- Separate Lounge
- Utility Room
- Shower Room
- Good Sized Gardens
- Off Road Parking

A well presented three bedroom end link home situated in this convenient and established area of Scartho. Ideally placed for local amenities and within the catchment of popular schools, the property is an ideal choice for families and first time buyers. The accommodation includes; entrance hall, a front aspect lounge, spacious modern open plan dining kitchen, and a utility room. To the first floor are three good sized bedrooms and a shower room. Outside, the home features a south-west facing rear garden, and ample off road parking.



ENTRANCE HALL

12'9" x 7'2" (3.90 x 2.20)

Accessed via a uPVC entrance door to side elevation. With staircase to the first floor, and decorative tiled floor.

LOUNGE

12'9" x 10'6" (3.91 x 3.21)

With feature classic style fireplace incorporating a coal effect gas fire. Wood effect laminate flooring, and front aspect window.

KITCHEN DINER

17'10" x 10'5" (5.44 x 3.18)

Featuring a large range of modern gloss units, contrasting worktops incorporating a stainless-steel sink, built-in oven, induction hob, and integrated dishwasher. Continued tiled floor. Rear aspect window, and French doors opening onto the rear garden.

UTILITY ROOM

8'0" x 7'4" (2.46 x 2.26)

Providing further storage and space for laundry appliances. Rear entrance door.

FIRST FLOOR LANDING

With a side aspect window, and access to the loft.

BEDROOM 1

13'1" x 8'10" (4.00 x 2.70)

To front aspect, with built-in wardrobes.

BEDROOM 2

10'4" x 9'11" (3.17 x 3.04)

To rear aspect, with a built-in wardrobe/storage cupboard.

BEDROOM 3

9'6" x 7'3" (2.92 x 2.21)

To front aspect, with a built-in wardrobe/storage cupboard over stairs bulkhead.

SHOWER ROOM

6'2" x 5'6" (1.90 x 1.69)

With fitted storage incorporating a wash basin and WC. Large walk-in shower with dual shower heads. Heated towel rail.


TENURE

FREEHOLD

COUNCIL TAX BAND

A



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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

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