



**2 Bytham Close, Scartho Top, Grimsby, North East Lincolnshire, DN33 3TL**  
**£200,000**

## Key Features:

- Modern Three Bedroom Semi Detached Home
- Built In 2021
- Popular Residential Area 'Scartho Top'
- Rear Aspect Lounge
- Kitchen Diner
- En Suite Shower Room & Family Bathroom
- Downstairs Cloakroom/WC
- Driveway To Rear
- Ideal First Time Purchase

Located at Scartho Top, a modern three bedroom semi detached home, built-in 2021, offering smart and practical low maintenance living in this ever popular residential area. Well presented throughout, the accommodation offers a front facing kitchen diner, and a spacious full width lounge with French doors opening onto the rear garden. There's a handy downstairs WC off the entrance hall, which features Karndean flooring continuing into the kitchen. Upstairs are three bedrooms and a family bathroom, the main bedroom features its own en suite shower room. Outside, the rear garden is enclosed and neatly laid out, with gated access to a private driveway at the back. An ideal first time buy or young family home...Viewing Highly Recommended.





### ENTRANCE HALL

Front entrance to the property, featuring tile effect Karndean flooring. Staircase to the first floor.

### CLOAKROOM/WC

5'7" x 2'9" (1.71 x 0.86)

Fitted with a wc and pedestal hand basin.

### KITCHEN DINER

15'7" x 9'1" (4.76 x 2.78)

Fitted with a range of modern white gloss units, worktops incorporating a stainless-steel sink, built-in oven, gas hob with extractor over, plumbing for a washing machine and space for a fridge/freezer. Unit housing the 'Ideal Logic' gas central heating boiler. Front aspect window.

### LOUNGE

16'4" x 10'4" (4.98 x 3.17)

A spacious full width lounge, overlooking the rear garden - with French doors opening onto the patio area, and useful understairs storage cupboard.

### FIRST FLOOR LANDING

With access to the loft.

### BEDROOM 1

12'2" x 9'0" (3.71 x 2.76)

To rear aspect, with a built-in wardrobe.

### EN-SUITE SHOWER ROOM

7'6" x 4'10" (2.29 x 1.49)

Measured into shower enclosure.

Fitted with a shower enclosure, wc and pedestal basin. Heated towel rail, and tile effect Karndean flooring.

### BEDROOM 2

9'4" x 9'0" (2.86 x 2.76)

To front aspect, a second double bedroom with a built-in mirror fronted wardrobe.

### BEDROOM 3

10'6" x 6'11" (3.22 x 2.12)

To rear aspect.

### BATHROOM

6'11" x 5'7" (2.11 x 1.72)

Fitted with a panelled bath, pedestal basin and wc. Heated towel rail, and tile effect Karndean flooring.

### OUTSIDE

The rear garden features a full width paved patio and lawn. Gated access to driveway providing off road parking for two vehicles.

### TENURE

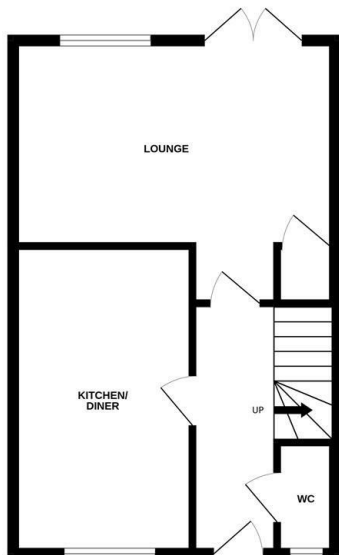
Freehold

### COUNCIL TAX BAND

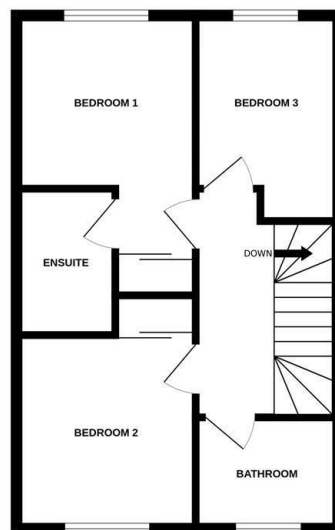
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GROUND FLOOR  
425 sq.ft. (39.5 sq.m.) approx.

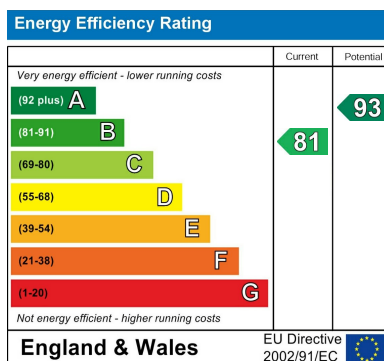


1ST FLOOR  
425 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA : 850 sq.ft. (79.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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

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