



215 Scartho Road, Scartho, DN33 2EA
£250,000

Key Features:

- Traditional Three Bedroom Semi Detached Home
- Generous Plot Size, approx. 1/5 of an Acre
- Spacious and Versatile Family Accommodation
- Two Reception Rooms
- Open Plan Kitchen/Dining Room
- Large Conservatory
- Downstairs Cloak/WC and First Floor Shower Room
- Ample Driveway Parking and Detached Garage/Workshop
- Established Scartho Location within Popular School Catchment
- No Forward Chain

Set on a generous plot, this traditional semi detached home offers superb potential throughout, and all the makings of a wonderful family home. Immaculately presented, the property has been exceptionally well maintained, offering flexibility for buyers looking to move straight in or modernise over time.

Offering well-proportioned room sizes, and retaining original features, the accommodation comprises a welcoming entrance hall, downstairs cloak/WC, two principal reception rooms, an open plan kitchen/dining room, and a large conservatory, providing versatile space for both family living and entertaining.

Upstairs, are three good sized bedrooms, including two spacious doubles, along with a family shower room.

Externally, the home stands in established and beautifully kept lawned gardens, with a large detached garage/workshop and gravelled driveway providing ample parking.

Found in this established area of Scartho and ideally located for popular schools and colleges, this is a rare opportunity to purchase a home with both immediate appeal and long-term potential. Offered for sale with no forward chain.



ENTRANCE HALL

10'3" x 9'3" (3.14 x 2.82)

Accessed via a front entrance porch. With staircase to the first floor.

CLOAKROOM/WC

7'10" x 4'5" (2.39 x 1.35)

With fitted storage incorporating a WC and hand basin.

LOUNGE

15'9" x 15'1" (4.81 x 4.60)

A bay fronted lounge, featuring a classic style fireplace inset with a gas fire, marble back and hearth.



REAR LIVING ROOM

15'9" x 12'11" (4.81 x 3.94)

To rear aspect, having a fireplace inset with a gas fire, marble back and hearth.

KITCHEN

15'7" x 6'10" (4.77 x 2.10)

With fitted wall and base units, work tops incorporating a resin sink, integrated double oven, induction hob and fridge/freezer. Unit housing the gas central heating boiler. Open arch to:-

DINING ROOM

11'11" x 8'10" (3.64 x 2.70)

With a side aspect window.



CONSERVATORY

15'7" x 8'9" (4.77 x 2.68)

Additional living space overlooking the rear garden. With side access, and French doors opening onto the patio area.

FIRST FLOOR LANDING

With a side aspect window.

BEDROOM 1

14'5" x 13'4" (4.40 x 4.07)

To rear aspect, with two built-in double wardrobes.



BEDROOM 2

13'2" x 13'0" (4.02 x 3.98)

To front aspect, with a full wall of fitted wardrobes.

BEDROOM 3

9'5" x 9'2" (2.89 x 2.81)

To front aspect.

SHOWER ROOM

9'1" x 6'3" (2.78 x 1.93)

Fitted with a large walk-in shower, vanity unit, WC, and heated towel rail.



GARAGE/WORKSHOP

27'6" x 8'8" (8.40 x 2.65)

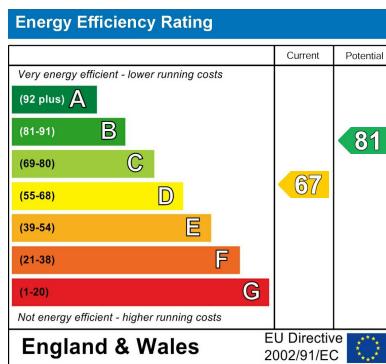
With electric roller door, side pedestrian door, and plumbed for a washing machine.

COUNCIL TAX BAND

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TENURE

Freehold



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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