



46 Fenwick Road, Scartho Top, North East Lincolnshire, DN33 3SJ
£220,000

Key Features:

- Three Bedroom Detached Home
- Popular Scartho Top Location
- Spacious Living Room
- Modern Open Plan Kitchen Diner
- Downstairs Cloak/WC
- Three Double Bedrooms
- En Suite Shower Room and Family Bathroom
- Excellent School Catchment

Situated in the ever popular area of Scartho Top, this three bedroom detached home offers ideal family accommodation, within the catchment of excellent schools and close to a wide range of local amenities. Well presented, the property features modern interior decor, and comprises a front entrance porch, spacious living room, an open plan kitchen diner, and a downstairs cloak/WC. Upstairs, are three double bedrooms including the main bedroom with an en suite shower room, together with a family bathroom. Outside, the property benefits from a double width driveway with access to the integral garage, and an enclosed low maintenance rear garden, laid to artificial lawn with a patio area.



ENTRANCE PORCH

Accessed via a composite front entrance door.

LIVING ROOM

17'8" x 11'10" (5.39 x 3.63)

A bay fronted living room, with feature wood panelled media wall, and useful built-in storage cupboard.

KITCHEN DINER

21'5" x 11'4" (6.53 x 3.46)

Fitted with a range of white gloss units and contrasting worktops incorporating a stainless-steel sink. Integrated appliances including a dishwasher, built-in oven, and gas hob with extractor over. The space is well lit by two Velux windows and a rear aspect window, while the dining area features French doors opening onto the garden.

CLOAKROOM/WC

4'7" x 3'1" (1.41 x 0.95)

Fitted with a pedestal hand basin and WC.

FIRST FLOOR LANDING

With access to the loft.

BEDROOM 1

11'8" x 11'6" (3.56 x 3.51)

To front aspect.

EN-SUITE

6'9" x 5'10" (2.07 x 1.78)

Fitted with a shower enclosure, pedestal basin, heated towel rail, and WC.

BEDROOM 2

12'4" x 8'2" (3.76 x 2.50)

To rear aspect.

BEDROOM 3

9'7" x 8'5" (2.93 x 2.57)

To front aspect.

BATHROOM

7'1" x 5'8" (2.16 x 1.75)

Fitted with a pedestal basin, WC, heated towel rail, and panelled bath with overhead shower

GARAGE

16'4" x 8'11" (5.00 x 2.73)

An integral garage, with electric operated roller door.

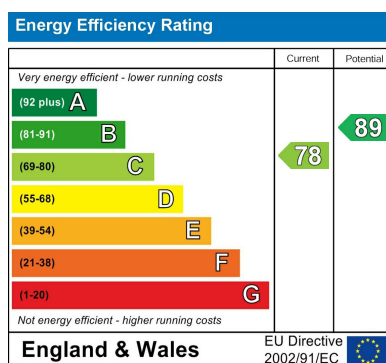
TENURE

FREEHOLD

COUNCIL TAX BAND

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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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