



Louth Road, Scartho, Grimsby, DN33 2HU

**FOR SALE - £195,000**

**CanTERS**

Chartered Surveyors

A traditional bay fronted **THREE BEDROOM SEMI DETACHED HOUSE** found within this much sought after and well regarded residential area not far from the village centre of Scartho. The well-planned accommodation over two floors briefly comprises; hallway, sitting room, dining room, snug/office and kitchen to the ground floor. To the first floor are three bedrooms and family bathroom. The property also benefits from a gas fired central heating system and Upvc double glazed windows.

The village of Scartho provides an abundance of local facilities and amenities including shops, convenience stores, medical centre, eateries, regular bus services and is the catchment of well-regarded primary and secondary schools and not far from the Diana Princess of Wales Hospital.

<b>Hallway</b>	With timber part glazed entrance door, dado rail, coving and a return staircase to the first-floor accommodation.
<b>Sitting Room</b>	3.72m x 3.66m Feature fireplace with wooden surround and marble hearth and back with inset living flame electric fire. Picture rail, wall lights and walk in bay window overlooking the front garden.
<b>Dining Room</b>	4.03m x 3.65m Feature fireplace with wooden surround and tiled hearth and back. Dado rail and sliding doors providing access to the Sitting Room. Window overlooking the rear garden.
<b>Snug/Study</b>	2.63m x 1.89m Found to the front of the property and having a tiled floor.
<b>Kitchen</b>	5.59m x 2.35m max Having a range of Shaker style wall cupboards and base units with contrasting worktops incorporating a single drainer stainless steel sink unit. Space for the oven and washing machine and a tiled splashback. Dual aspect windows and a Upvc double glazed door providing access to the exterior.

Landing with window to side aspect, dado rail, loft access and a built-in cupboard containing the central heating boiler.

**Bedroom 1** 4.03m x 3.63m (into wardrobe) With a range of fitted wardrobes, cupboards, shelving and a dressing table. Window to rear aspect.

**Bedroom 2** 2.65m x 3.73m With window overlooking the front garden.

**Bedroom 3** 2.42m x 1.88m With window to rear aspect.

**Family Bathroom** 1.89m x 1.82m With coloured suite comprising; panelled bath, pedestal wash hand basin and low flush WC. Part tiled walls and window to front aspect.

**Outside** The property stands back behind a mature hedge with a wrought iron gate providing access to the front garden which is laid partly to lawn with established borders containing a wide variety of mature plants and shrubs. The enclosed rear garden has a paved patio and is part lawned with mature borders. There is a driveway providing access to the rear of the property which is found directly off Westkirke Avenue and has a gated access.

**Tenure** We are verbally advised that the property will be freehold on completion but we are awaiting formal confirmation from the vendors solicitor.

**Council Tax Band:** 'C'

**NB: This can be reviewed by the Local Authority.**

**EPC Rating:** Awaiting Confirmation

#### **FURTHER INFORMATION AND TO VIEW**

Viewing by appointment only, contact James Chisholm [james@canters.co.uk](mailto:james@canters.co.uk) 01472 356143

**CanTERS**  
www.canters.co.uk

01472 356143

Grimsby 12 Town Hall Street, DN31 1HN

Property Inspected: 29/07/2022

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**ADDITIONAL PHOTOS & PLANS**



Hallway



Sitting Room



Dining Room



Kitchen



Kitchen



Snug / Study

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**ADDITIONAL PHOTOS & PLANS**



**Bathroom**



**Bedroom 1**



**Bedroom 2**



**Bedroom 3**



**Rear Garden**



**Rear**

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