

ARGYLE

ESTATE AGENTS



68 Fallowfield, Scartho DN33 3HB
£160,000

- Semi Detached Dormer
- Village Location
- Three/Four Bedrooms
- Bay Fronted Lounge
- Kitchen/Diner
- Shower Room
- Gas Central Heating
- uPVC Double Glazing
- Off Road Parking

Found close to Springfield Road in the popular village of Scartho this three/four bedroom semi detached dormer bungalow ...Offered With No Forward Chain. Offering good sized accommodation comprising; hallway, bay fronted lounge, kitchen/diner, master bedroom, shower room, and a dining room which could be used as a fourth bedroom. Two further bedrooms are situated on the first floor. Benefiting from gas central and uPVC double glazing. Outside the front of the property provides ample off road parking, detached garage and rear garden with raised decking and hot tub. Located reasonably close to Scartho Village Centre with its good shopping facilities and amenities. Viewing Highly Recommended.



ENTRANCE HALLWAY

Access is at the side of the property via a uPVC door. 'L' shaped hallway with wood effect laminate flooring, staircase to the first floor, under stairs storage space with radiator, and cupboard housing the utility metres.



LOUNGE

Bay fronted lounge with feature brick fire surround having an electric fire, and tv plinth. Wood effect laminate flooring and radiator.



KITCHEN/DINER

Fitted with a range of white wall and base units with contrasting work surfaces and tiled splashbacks. Incorporating a stainless steel sink/drainage and chrome mixer tap, built-in electric oven and gas hob with extractor above. Integrated fridge/freezer, plumbing for a washing machine and space for further appliances. Gas central heating boiler housed with wall unit. The work surface extends to provide a breakfast bar. There is a uPVC double glazed window to the side elevation and glazed sliding doors lead onto the rear patio. Tiled flooring, and radiator.



DINING ROOM/4TH BEDROOM (GROUND FLOOR)

3.06 X 2.43 (10'0" X 8'0")

A versatile room with a uPVC double glazed window to the front elevation, carpeted flooring and radiator.

SHOWER ROOM

2.00 X 1.60 (6'7" X 5'3")

Fully tiled shower room, fitted with a quadrant shower cubicle having an electric shower. Fitted storage with wash basin and low flush w.c with concealed cistern. Coordinating tall storage cupboard and a mirrored wall cabinet. Chrome towel radiator, extractor fan and a uPVC double glazed window to the side elevation.



MASTER BEDROOM (GROUND FLOOR)

4.05 X 3.41 (13'3" X 11'2")

Situated to the rear of the property with sliding doors opening onto the patio, and fitted with wardrobes having mirrored sliding doors. Bed surround with further storage, radiator with decorative cover, and wood effect laminate flooring.



BEDROOM THREE

3.05 X 2.83 (10'0" X 9'3")

A further good sized bedroom with part sloping ceiling and a uPVC double glazed window to the side elevation. Wood effect laminate flooring, and radiator.

FIRST FLOOR LANDING

With carpeted flooring and storage into eaves space.



BEDROOM TWO

3.86 X 2.75 (12'8" X 9'0")

A further double Bedroom with a uPVC double glazed window to the front elevation. Fitted wardrobes, built-in storage cupboard, and radiator.



OUTSIDE

The front of the property is open plan and has a resin bonded driveway providing ample off road parking and continuing down the side through double gates to the detached garage. Good sized garden at the rear with a large decking area having feature lights and a hot tub which is included in the sale. Fencing to all boundaries.

DETACHED GARAGE

With up and over door, power and light.

TENURE

We are advised by the vendor that the property is: Freehold However, prospective purchasers should have the tenure of this property confirmed by a solicitor

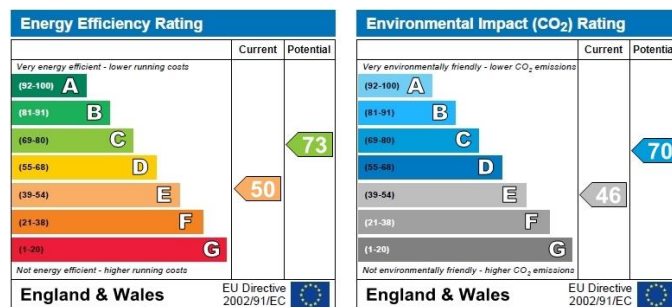
Additional Information

Local Authority: North East Lincolnshire Council Telephone 01472 313131

Services: All mains services are available or connected subject to the statutory regulations. We have not tested any heating systems, fixtures, appliances or services.

Mortgage Advice: Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our office on 01472 603929 to arrange an appointment.

Viewing: By appointment with the sole selling agents ARGYLE ESTATE AGENTS 31 SEA VIEW STREET CLEETHORPES we recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.



Viewing: Please ring us to make an appointment to view. Our opening times are:
Monday to Friday 9am to 5pm. Saturday 9am to 4pm. Sunday 11am to 1pm

Mortgage Information: We offer fully independent free mortgage and financial advice service.
Remember that your home is at risk if you don't keep up repayments on a mortgage or other loan secured on it.

DISCLAIMER – IMPORTANT NOTICE REGARDING SALES PARTICULARS

Although we have taken great care to ensure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. Any references to the condition, use or appearance of the property or appliances therein, are made for guidance only, and no warranties are given or implied by this information. It is not the Agents policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries., in order to ensure that any necessary consents have been obtained. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purposes only and are not for any other use but guidance and illustration. The Agents have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore verify that they are in working order, or fit for their intended purpose. These details do not form any part of any contract and unless specifically stated otherwise, furnishings and contents are not included within this sale.

