



# CROFTS ESTATE AGENTS

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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



149 Scartho Road  
Grimsby  
DN33 2AN

£339,500

This stunning double bay fronted period detached bungalow lies in this well established position in a fantastic elevated and mature private plot, close to Diana, Princess of Wales hospital and Scartho village. The bungalow offers generous and flexible living accommodation throughout, extending to almost 2,000 sq. ft, making it an excellent proposition for both families and retirement. Internal viewings are absolutely essential in order for potential purchasers to truly appreciate the living space on offer, which is comprised of: Entrance porch, entrance hall, lounge, sitting room, study, fitted kitchen diner, utility room, rear entrance hall, principle bedroom with fitted wardrobes and en suite shower room, two further generous double bedrooms with fitted wardrobes and family bathroom suite. In addition, there is a loft room with drop down ladders which provides useful storage space. Outside, there is a large

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### Entrance Porch

Double doors to front provide access into the porch, with aluminium front door with matching side panels leading into large entrance hallway

### Entrance Hallway

8' 9" x 12' 2" (2.658m x 3.715m)

A spacious entrance vestibule with twin archways to rear leading into inner hallway and further living accommodation. Radiator, hatch to loft with drop down ladders

### Lounge

18' 0" x 17' 3" (5.475m x 5.259m)

uPVC french doors with matching side panels leading to the rear garden area, radiator, ornate coving to ceiling, feature fireplace with surround housing log burning stove

### Sitting Room

13' 3" x 13' 7" (4.027m x 4.142m)

uPVC window to side, radiator. Door to rear leads to kitchen, door to side leads to lounge, also accessed from main entrance hall

### Kitchen dining room

14' 7" x 13' 6" (4.452m x 4.122m)

uPVC window to side, door to rear leads into rear entrance hall. Comprising a range of modern fitted units incorporating stainless

steel sink with draining board and mixer tap, space for cooker and fridge freezer. Radiator

### Rear entrance lobby

8' 0" x 4' 8" (2.43m x 1.412m)

uPVC door to side leads to driveway adjacent to detached garage, door to side leads into utility room. uPVC window to rear

### Utility

8' 7" x 8' 3" (2.626m x 2.525m)

uPVC window to rear, fitted base units, incorporating a stainless steel sink unit and drainer. Radiator and plumbing for an automatic washing machine. Gas combination central heating boiler.

room

### Bedroom 1

uPVC bay window to front elevation, radiator, range of built in fitted wardrobes which cleverly disguise the access into an en suite shower room

### En suite

5' 0" x 9' 8" (1.532m x 2.944m)

uPVC window to side, close coupled w/c, vanity wash basin, large walk in shower, tiled floor, heated towel radiator

**Bedroom 2**

14' 5" x 13' 7" (4.4m x 4.14m)

uPVC bay window to front elevation, radiator and built in fitted wardrobes.

**Inner hallway**

17' 3" x 3' 1" (5.26m x 0.95m)

Accessed by an open archway to the left of the main entrance hallway, this provides access into the main bathroom suite, lounge and bedroom 3

**Bedroom 3**

16' 3" x 9' 7" (4.963m x 2.93m)

uPVC window to rear, radiator, built in fitted wardrobes

**Family Bathroom**

5' 6" x 9' 6" (1.68m x 2.9m)

uPVC window to side, panelled bath with shower attachment, low flush w/c , pedestal wash hand basin, radiator

**Loft room**

11' 8" x 8' 6" (3.56m x 2.585m)

Accessed by a loft hatch with drop down ladders found just before the study, this area is really useful for additional storage, having velux window to rear, built in eaves storage cupboard and additional built in cupboards with shelving

**Study**

5' 10" x 11' 11" (1.79m x 3.62m)

Accessed in the recess between the main hallway and the inner hallway, a useful area with light and power and radiator

**Outside**

The front of the property is approached by a large block paved driveway which sweeps in front of the bungalow, allowing space for cars to turn around, continuing down the side of the property leading to the detached garage. There is a good sized lawned area with low level brick wall and established hedges. The rear garden is a fantastic private space, being mainly lawn, with patio and housing storage shed , enclosed by tall hedges. Fantastic space for entertaining and family times.

**Detached garage**

17' 10" x 11' 8" (5.439m x 3.564m)

Remote controlled garage door, two windows to side, full light and power





**Tenure**

Believed to be Freehold, awaiting solicitors' formal confirmation.  
All interested parties are advised to make their own enquiries.

**Services**

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

**Viewings**

Please contact the relevant marketing office and all viewings are strictly by appointment only please.

**Council Tax Information**

Band D: To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)

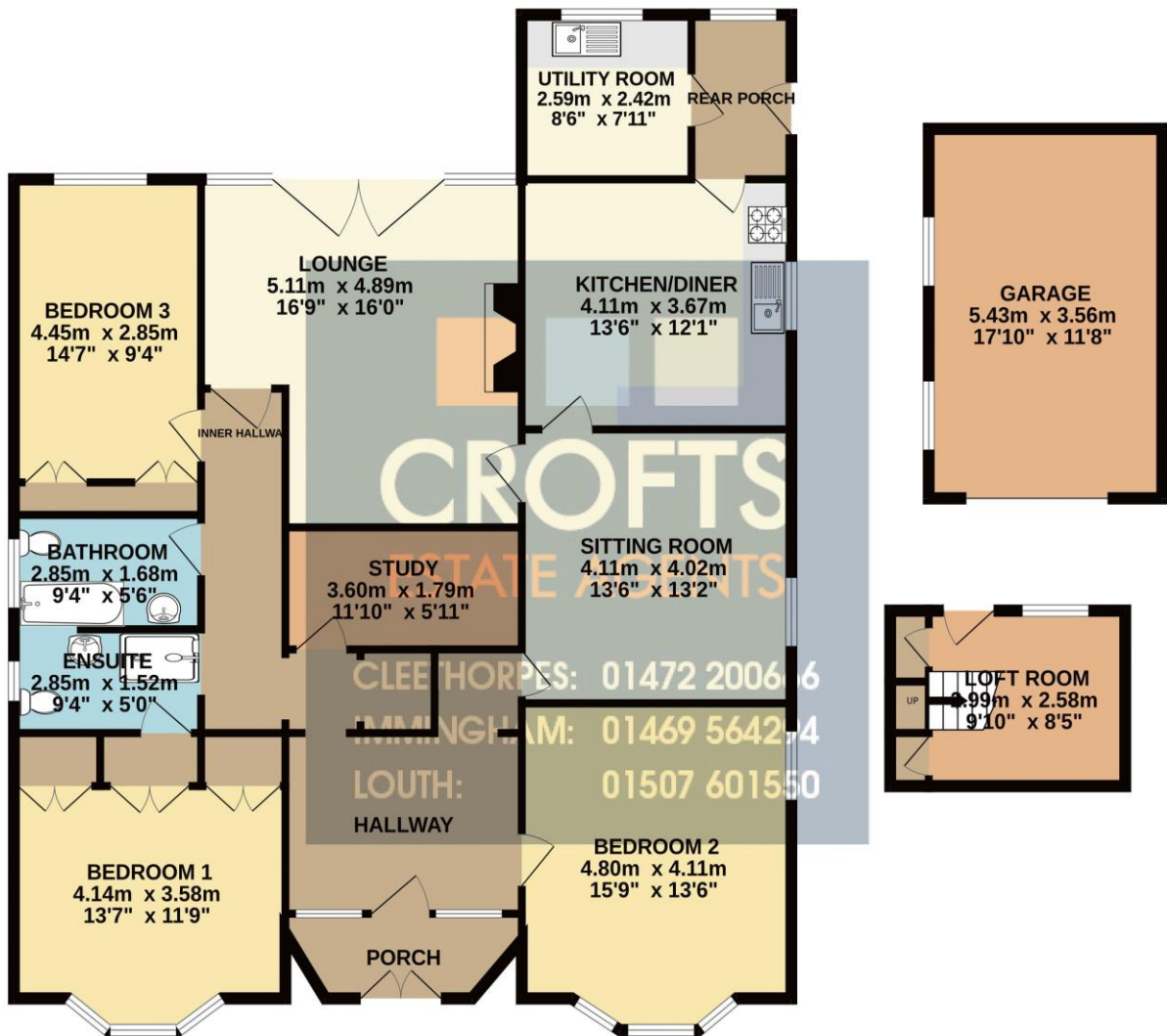




OPEN 7 DAYS A WEEK

|                    |   |
|--------------------|---|
| Monday to Thursday | 9am to 5.30pm (Tuesday opening 9.30am)    |
| Friday             | 9am to 6.00pm                             |
| Saturday           | 9am to 3.00pm                             |
| Sunday             | 11am to 2.00pm (Louth & Immingham closed) |

GROUND FLOOR  
181.2 sq.m. (1951 sq.ft.) approx.



TOTAL FLOOR AREA: 181.2 sq.m. (1951 sq.ft.) approx.

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