

ARGYLE

ESTATE AGENTS



1 Markhams Orchard, Scartho DN33 2LP Asking price £280,000

- Detached Family Home
- Spacious Accommodation
- Three Reception Rooms
- Kitchen-Diner
- Cloakroom
- FOUR Bedrooms
- En-Suite Shower Room
- Dressing Room
- Family Bathroom
- GCH & uPVC DG
- Good Sized Gardens
- Detached Double Garage

Found on this small development of attractive properties, located just off Waltham Road, this superb four bedroom detached family home offers generous and versatile living accommodation, well presented throughout and standing in complementing gardens with large detached double garage. Internal viewing is highly recommended to appreciate the excellent accommodation on offer which has gas central heating and uPVC double glazing throughout. The ground floor accommodation comprises a welcoming hallway with cloakroom, a large double aspect lounge and a further sitting room to the front. At the rear of the property is the kitchen-diner and leading off here a versatile room providing further dining/living space. To the first floor is the family bathroom, and four double bedrooms all with fitted wardrobes, including the master bedroom which boasts an en-suite dressing room and shower room.

Outside the property stands in lovely gardens with lawn, large patio area, and driveway providing off road parking and access to the detached garage. Located in this highly regarded area, convenient for village amenities in Scartho and Waltham, and within the catchment area of Tollbar Academy.

ENTRANCE HALL

Access via uPVC door into the large welcoming hallway with two radiators, and staircase having a spindle balustrade rising to the first floor.



LOUNGE

7.11 X 3.63 (DOUBLE ASPECT) (23'4" X 11'11" (DOUBLE ASPECT))

A spacious double aspect living room with uPVC windows to the front and rear elevation. Attractive stone fire surround with living flame gas fire, carpeted flooring and two radiators.



SECOND SITTING ROOM

4.85 X 3.75 (15'11" X 12'4")

A further sitting room with a uPVC window to the front elevation, stone fire surround with living flame gas fire, carpeted flooring and radiator.

CLOAKROOM

2.38 X 0.86 (7'10" X 2'10")

Providing a low flush w.c and wall mounted hand basin. Radiator and a uPVC obscure glazed window to the side elevation.



KITCHEN DINER

5.88 X 3.76 (19'3" X 12'4")

Fitted with a good range of limed oak effect units with contrasting work surfaces and tiled splashbacks. Incorporating a composite sink/drainer and chrome mixer tap, built-in electric double oven, and gas hob with extractor above. Integrated fridge, and plumbing for a washing machine. Wood effect vinyl flooring, and a uPVC window to the rear elevation. Dining area with further uPVC window to the side elevation, radiator and uPVC door leading outside.



DINING ROOM (OFF KITCHEN)

3.59 X 3.03 (11'9" X 9'11")

With archway access into the kitchen, a versatile room with a uPVC window to the rear elevation, carpeted flooring and radiator.

FIRST FLOOR LANDING

A galleried landing with continued spindle balustrade, uPVC window to the front elevation, carpeted flooring and benefiting from two large built-in cupboards providing ample storage space. Access via drop down ladder to the insulated and boarded loft which houses the gas central heating boiler (three years old).



MASTER BEDROOM

4.82 X 3.58 (15'10" X 11'9")

Featuring a large range of co-ordinating furniture including fitted wardrobes, drawer chests and dressing table. UPVC window to the front elevation, carpeted flooring and radiator.

DRESSING ROOM

2.18 X 1.81 (7'2" X 5'11")

With co-ordinating dressing table, radiator and a uPVC obscure glazed window to the rear elevation.

EN-SUITE SHOWER ROOM

2.16 X 1.68 (7'1" X 5'6")

Fully tiled and fitted with a shower cubicle having an Aqualisa thermostatic shower, pedestal wash basin, and a low flush w.c. Radiator, and a uPVC obscure glazed window to the rear elevation.



BEDROOM TWO

4.34 X 3.68 (14'3" X 12'1")

A second double bedroom featuring a large range of fitted wardrobes, uPVC window to the front elevation, carpeted flooring, and radiator.



BEDROOM THREE

3.59 X 2.55 (11'9" X 8'4")

A further double bedroom with a fitted triple wardrobe, carpeted flooring, radiator, and a uPVC window to the rear elevation.



BEDROOM FOUR

3.23 X 2.54 (10'7" X 8'4")

A further double bedroom with a fitted triple wardrobe and co-ordinating dressing table/desk, carpeted flooring, radiator and a uPVC window to the rear elevation.

BATHROOM

2.15 X 2.04 (7'1" X 6'8")

Fitted with a panelled bath, pedestal wash basin, and a low flush w.c. Partly tiled walls, radiator, and a uPVC obscure glazed window to the side elevation.

DOUBLE GARAGE

5.52 X 5.39 (18'1" X 17'8")

A large double garage providing ample storage, with up and over doors, power and light.



OUTSIDE

The property stands in well maintained gardens, having lawn to the front and side, with mature planted borders, and a large patio area at the rear. Vehicular access is at the rear with a block paved driveway providing off road parking and access to the detached double garage.

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

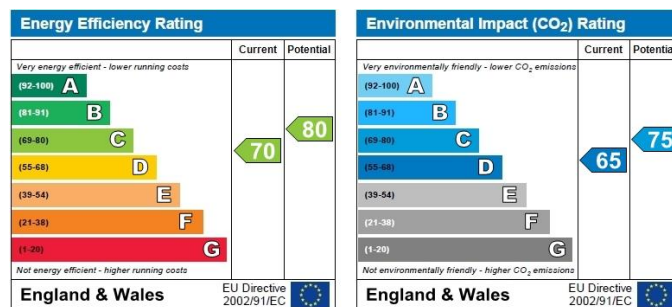
Additional Information

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.

