

# ARGYLE

ESTATE AGENTS



**3 Bulwick Avenue, Scartho DN33 3BH**  
**£280,000**

## Key Features:

- Spacious & Versatile Accommodation
- Ground Floor: Porch, Hallway, Lounge, Dining Room, Breakfast Room, Kitchen Diner
- Study/Fourth Bedroom, Shower Room
- First Floor: Three Bedrooms, Family Bathroom
- Gas Central Heating, uPVC Double Glazing
- Stables/Storage/Potential Annex

A delightful semi detached property offering generous and versatile living accommodation with an abundance of original features, and standing in complementing gardens with private lane access. Located in this sought after area, reasonably close to village amenities and within the catchment area of highly regarded schools. The ground floor accommodation comprises.....



#### ENTRANCE PORCH

Access via a glazed door into the porch with further glazed door into the entrance hallway.

#### ENTRANCE HALLWAY

UPVC arched side light window. Coved ceiling, dado rail, laminate flooring, ample built in storage cupboards, spindle balustrade with carpeted stairs having storage beneath.

#### RECEPTION LOUNGE

4.46 X 3.80 (14'8" X 12'6")

Having a uPVC square bay window to the front of the property, featuring a restored slate surround with gas fire, marble back and hearth. With original coving and ceiling rose, picture railing, laminate flooring and radiator.

#### DINING ROOM

4.32 X 3.63 (14'2" X 11'11")

Featuring uPVC patio doors to the side garden, original coving and ceiling rose, laminate flooring and radiator. The main focal point being the 1930's wooden fire surround with inset cast iron grate having tiled hearth and side insets.

#### SHOWER ROOM

2.19 X 1.19 (7'2" X 3'11")

Fully tiled and fitted with a walk-in shower with glazed screen, wash basin, and a low flush w.c. Heated chrome towel rail, and a uPVC obscure glazed window to the side elevation.

#### BREAKFAST ROOM

4.86 X 3.65 (15'11" X 12'0")

A versatile room with a walk-in uPVC square bay window to the side elevation, coving, dado rail, laminate flooring and radiator.

#### KITCHEN DINER

6.37 X 3.47 (20'11" X 11'5")

Well appointed fitted kitchen providing a good range of solid wooden units with complementary work surfaces and tiled splashbacks. Inset ceramic sink/drain. Integrated dishwasher, fridge freezer, space for washing machine and range cooker with extractor above. UPVC double glazed window and entrance door to the side elevation. Featuring beamed ceiling, tongue and groove panelling and ceramic tiled floor.

#### STUDY/FOURTH BEDROOM

3.56 X 3.11 (11'8" X 10'2")

Leading from the kitchen diner this extra living space could be used as a study or fourth bedroom. Benefiting from a range of built in storage cupboards and computer desks with structured computer cabling, one of which houses the boiler with ample electrical points, laminate flooring and uPVC double glazed window to the side elevation.

#### FIRST FLOOR LANDING

With continued spindle balustrade, dado rail, coved ceiling, uPVC window to the side elevation and carpeted flooring. Loft access to the ceiling.

#### MASTER BEDROOM

4.70 X 3.48 (15'5" X 11'5")

Featuring a range of solid wood fitted wardrobes. Dual aspect uPVC windows, coving, laminate flooring and radiator.

#### SECOND BEDROOM

3.81 X 3.40 (12'6" X 11'2")

A second double bedroom with uPVC window to the front elevation, coving, carpeted flooring and radiator.

#### THIRD BEDROOM

3.78 X 3.22 (12'5" X 10'7")

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

#### FAMILY BATHROOM

2.79 X 1.57 (9'2" X 5'2")

Fitted with a white suite comprising, bath, vintage wood vanity unit with inset circular wash hand basin, and a low flush w.c. Partly tiled walls, dado rail, extractor fan, down lights radiator and a uPVC obscure glazed window to the side elevation.

#### OUTSIDE

The property stands back from the road and has a rear private approach which leads to double wooden gates and into the private garden, which provides ample parking. Well kept lawn area with mature trees, hard standing area, raised decked patio. Fenced/hedge boundaries to the front and side. with stabled area used today for storage but could easily be converted into a granny annex, one two levels and fitted with electric, lighting and central heating pipe work.

#### STABLE BUILDING

##### FIRST ROOM

4.92 X 4.68 (16'2" X 15'4")

Double wooden stable doors, electric lighting and door leading to further room.

##### SECOND ROOM

4.64 X 3.67 (15'3" X 12'0")

Electric, lighting and stairs leading to upstairs room.

##### FIRST FLOOR ROOM

4.65 X 3.70 (15'3" X 12'2")

Dual aspect windows, wooden flooring, electric and lighting.



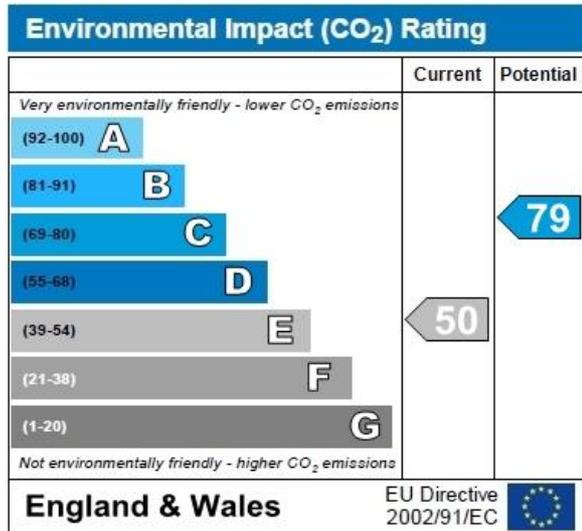
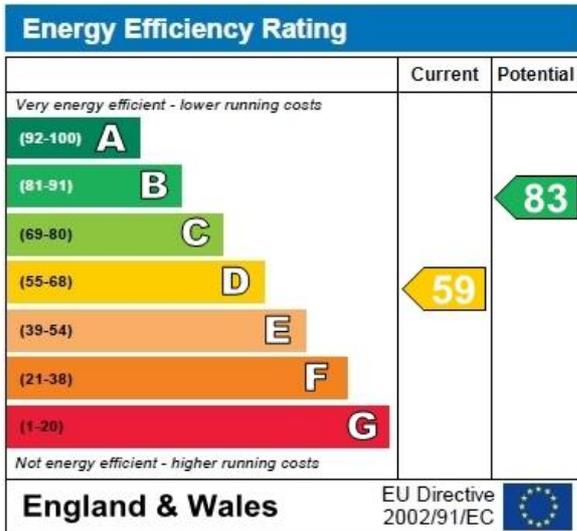


GROUND FLOOR  
APPROX. FLOOR AREA  
1051 SQ.FT.  
(97.8 SQ.M.)

1ST FLOOR  
APPROX. FLOOR AREA  
540 SQ.FT.  
(50.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1690 SQ.FT. (157.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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**VIEWINGS**

By Appointment Only

**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 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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