62 Shaw Drive, Scartho, Grimsby, DN33 2JB

FOR SALE - £245,000

Canters

Chartered Surveyors

A well presented and maintained **THREE BEDROOM DETACHED HOUSE** with single garage and a fabulous enclosed rear garden found in this much sought after residential district. The property has many notable features including security alarm, Upvc double glazed windows, full gas central heating, two reception rooms, well fitted kitchen, ensuite shower room and family bathroom.

The suburb of Scartho is a highly regarded and affluent area, located approximately 2 miles to the south of Grimsby town centre. Originally a village, it retains many amenities, including Scartho Methodist Church, The Rose and Crown public house, Scartho Medical Centre and Grimsby Rugby Club, in addition to easy access to the Diana Princess of Wales hospital. The property occupies a secluded position found off a private driveway accessed off Shaw Drive.

Entrance Hall With Upvc double galzed door and matching side lights, coving to the ceiling and dado rail. Wood effect laminate floor and a return staircase to the first floor accommodation.

Cloakroom With white suite comprising wall mounted wash hand basin with splashback tiling and low flush WC, a window to the front aspect.

Sitting Room 3.67m x 4.27m. Found to the front of the property and with feature marble fireplace and hearth with inset pebble effect electric fire. Coving to the ceiling and provision for a wall mounted television. Double part glazed doors provide access into the dining room.

Dining Room 3.57m x 2.66m. Access from either the sitting room or kitchen & overlooking the rear garden with two Upvc double glazed doors. Wood effect laminate flooring & coving to the ceiling.

Kitchen 4.54m (max) x 3.25m. Well fitted with a comprehensive range of white wall cupboards and base units with contrasting granite effect worktops incorporating a white ceramic double drainer sink unit with mixer tap over. Space for fridge/freezer, dishwasher and washing machine. Stainless steel six ring range oven with chimney style extractor hood over and matching backsplash. Tiled floor and contrasting splashback tiling to the walls. Panelled ceiling with inset spotlights, a window overlooks the garden and a single Upvc door provides access to the rear.

Landing With loft access and airing cupboard containing hot water cylinder.

Bedroom 1 3.34m (inc wardrobe) x 3.03m. With a range of fitted wardrobes and cupboards. Coving and a window to the front aspect.

En-Suite With tiled walls and suite comprising a corner shower with triton fitting. Pedestal wash handbasin and low flush WC. Wall mounted chrome towel rail.

Bedroom 2 3.35m x 2.74m. Coving to the ceiling and window overlooking the rear garden.

Bedroom 3 2.4m (max) x 2.9m (max). Coving to the ceiling and window overlooking the rear garden.

Family Bathroom 1.67m x 2.37m. With suite comprising pedestal wash handbasin with mixer tap over, panel bath with mixer tap and concealed shower fitting. Low flush WC, tiled walls, frosted window to the rear and a wall mounted chrome radiator.

Garage Single garage with up and over door, personnel door to the rear, light and power.

Outside The property is approached over a private road which leads to the driveway and the front garden which is laid partly to lawn with decorative stone bed and mature hedgerows. Access to the rear is via a wrought iron gate and a pathway to the side. The enclosed rear garden is laid to lawn with stone beds and pathway to the paved patio, which is ideal for al fresco entertaining.

Tenure We are verbally advised that the property is freehold and we are awaiting formal confirmation from the vendors solicitor.

Council Tax Band: 'C'
NB: This can be reviewed by the Local Authority.

EPC Rating: D (63)

Grimsby 12 Town Hall Street, DN31 1HN

Property Inspected: 21/01/2022

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ADDITIONAL PHOTOS & PLANS

Hallway

Sitting Room

Sitting Room

Kitchen

Kitchen

Dining Room

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ADDITIONAL PHOTOS & PLANS

Bedroom 1

Bedroom 1

En Suite

Bedroom 2

Bedroom 3

Family Bathroom

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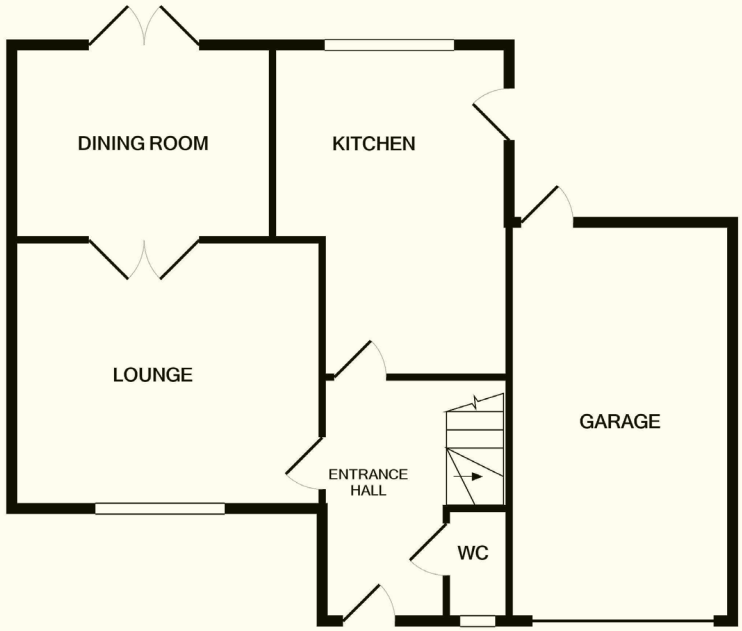
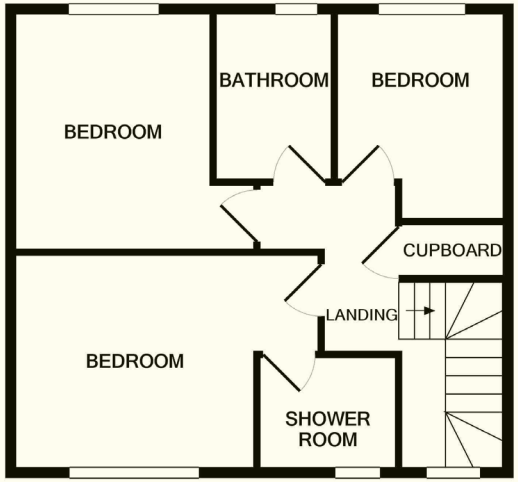
ADDITIONAL PHOTOS & PLANS

Rear Garden

Rear Garden



GROUND FLOOR



1ST FLOOR

FURTHER INFORMATION AND TO VIEW:

Viewing by appointment only, contact James Chisholm james@canters.co.uk 01472 356143.

DISCLAIMER: This floor plan is for illustrative purposes only and not to scale; it should not be relied upon for accuracy. The image remains the intellectual property of Canters and should not be reproduced without consent.

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