



Pelham Avenue, Grimsby, DN33

£260,000

Offers in Excess of

Tenure: Freehold, **Bedrooms:** 3

****GUIDE PRICE £265,000!!**** Perfect for a FAMILY HOME! Very well maintained!!

Key features:

- Sought-after area
- Conservation area
- Nearby Scartho Village
- Completed to a high standard
- Extensive Plot
- Carport
- Beautiful tree lined location

Extra info:

- **Property Age:** 94 years
- **Council Tax:** Band D (£170.00 per-month)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



Superb tree lined location - Gorgeous gardens and grounds - 3 BEDROOMS - lounge and dining room - modern kitchen and bathroom - utility room/wc - viewing essential

A stunning double fronted detached bungalow in this much sought-after and highly regarded conservation area, off Scartho Road and convenient for the very well served centre of Scartho Village.

This superb bungalow has been sympathetically modernised to a high standard whilst retaining many features, including a modern fitted kitchen and a luxury bathroom. Additional benefits include gas-fired central heating, extensive uPVC double glazing along with a security alarm.

The bungalow stands in impressive gardens which have been landscaped and include a driveway with off-road parking for several vehicles, along with a car port.

The rear garden enjoys a southerly aspect.

Viewing comes highly recommended.

Ground Floor

Entrance Porch:

With uPVC double glazed double doors.

Entrance Hall:

Central reception hall with doors off to rooms

Sitting Room:

4.27m (14ft 0in) into recess x 3.59m (11ft 9in) extending to 4.36m (14ft 4in) into bay-window

This dual aspect room has uPVC double glazed windows overlooking the gardens

Dining Room:

3.22m (10ft 7in) to fitted cupboards x 3.74m (12ft 3in)

Fitted with two illuminated glass fronted display units. UPVC double glazed window. Door into

Kitchen:

3.95m (13ft 0in) x 2.67m (8ft 9in)

Fitted with a superb range of cherry wood-style units, which have high-gloss work surfacing and incorporating a four-ring hob, oven and extractor fan. Stainless steel sink unit with drainer. Tiling to floor. Integrated dishwasher and fridge. Triple aspect uPVC double glazed windows to gardens.

Rear Entrance Lobby:

With a uPVC double glazed door. Tiling to floor.

Utility Room/WC:

3.74m (12ft 3in) x 2.1m (6ft 11in)

Having a fitted worktop with water supply. Plumbing for automatic washing machine. Wall mounted "Ideal" central heating boiler. Tiling to floor.

Within the utility room there is a low-flush toilet.

Bedroom 1:

4.21m (13ft 10in) x 3.56m (11ft 8in)

Double bedroom having dual aspect uPVC double glazed windows to front and side. Range of fitted wardrobes.

Bedroom 2:

3.73m (12ft 3in) plus door area x 2.69m (8ft 10in)

Double bedroom having uPVC double glazed window to rear

Bedroom 3/Study:

2.74m (9ft 0in) x 2.74m (9ft 0in)

Having a uPVC door into rear gardens.

Bathroom:

2.73m (8ft 11in) x 1.78m (5ft 10in)

Having a panelled shower bath in white with mixer tap handset over, w.c., wash hand basin. Tiling to walls, obscure uPVC glazed window

Outbuildings:

To the side there is a generous attached carport

Gardens:

The bungalow stands in superb, mature gardens which are laid mainly to lawn.

There is a drive which offers off-road parking for several vehicles.

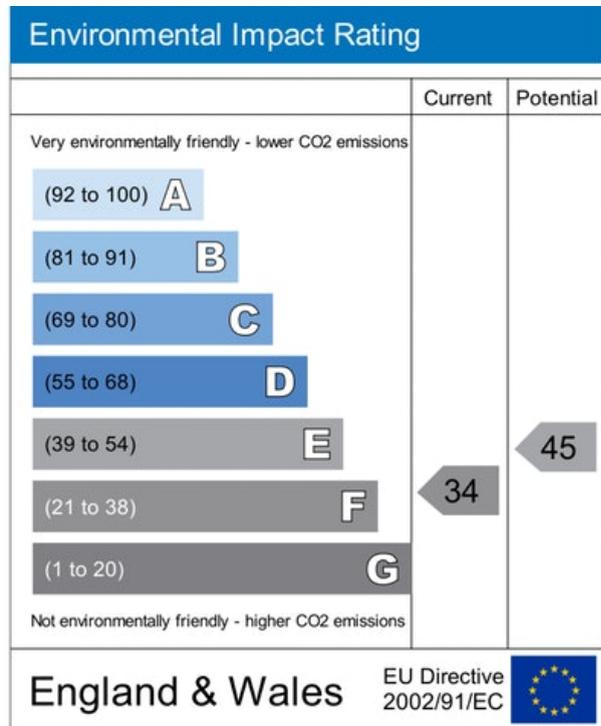
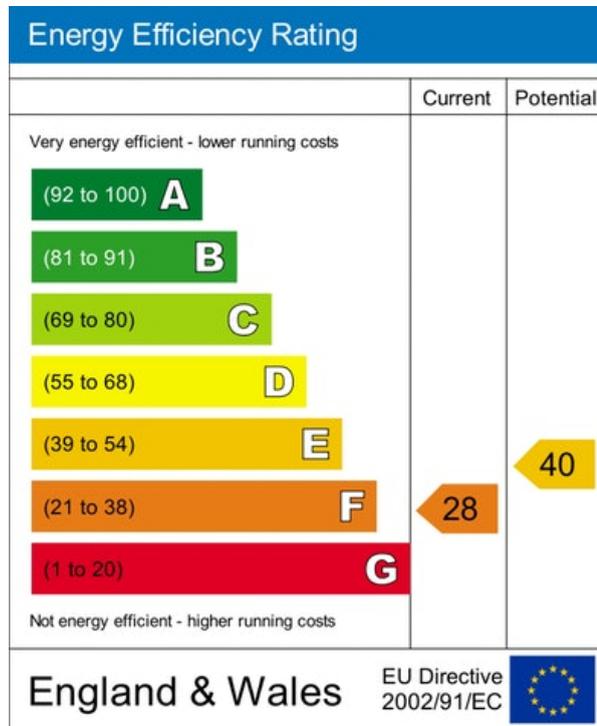
To the rear of the property, there is a patio which enjoys a southerly-aspect. There is also a lawned area, timber shed included in the sale.

Floor plan:

Ground Floor



Energy Performance Certificate:



MISREPRESENTATION ACT, 1967.

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