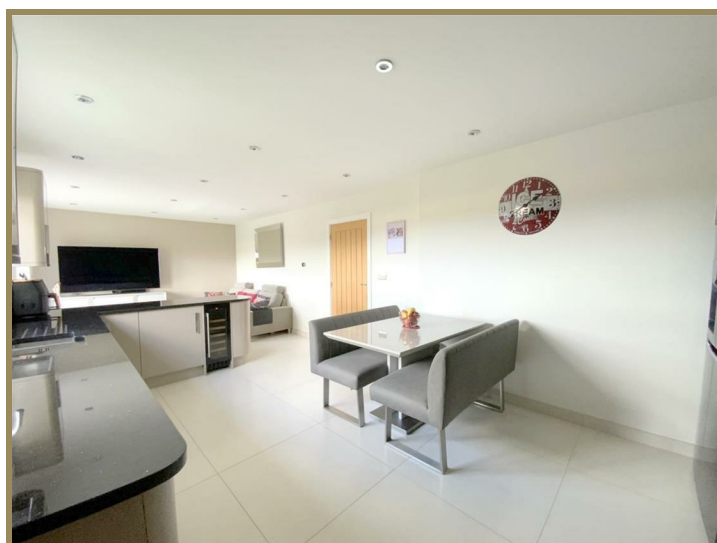




5, Permain Close, Scartho, DN33 2FB
£340,000

Key Features:

- Four Bedroom Detached Home
- Impressive Setting with Open Field Views
- Spacious & Versatile Family Accommodation
- Open Plan Living/Dining Kitchen
- Separate Bay Fronted Lounge
- Utility Room & Ground Floor Cloak/WC
- En Suite Shower Room & Family Bathroom
- Ample Driveway Parking & Integral Garage

Occupying a pleasant cul-de-sac position within an established and highly regarded area of Scartho, this superb four bedroom detached home has been extensively modernised and improved. A particular feature is the open outlook to the rear, with far-reaching views across adjoining fields rarely found within the area. The accommodation is finished to a high standard throughout. The entrance hall has sleek fitted understairs storage and a modern glass and oak balustrade, with oak-effect Amtico flooring flowing through into the bay-fronted lounge.

Across the full width of the rear is an impressive open plan living, dining and kitchen space, providing generous room for both dining and informal seating. The kitchen is fitted with contemporary gloss units and granite work surfaces, together with twin built-in ovens, a five-ring gas hob, dishwasher, wine cooler and American-style fridge/freezer. Underfloor heating extends throughout the area, while French doors open directly onto the rear garden.

A separate utility room is fitted with a range of full-height storage cupboards concealing the laundry appliances and leads through to the ground-floor cloakroom/WC.

Upstairs are four bedrooms, including three doubles and a single. The main bedroom has an extensive range of quality fitted wardrobes and its own en suite shower room. The remaining bedrooms are served by a well-appointed family bathroom, fitted with both a bath and separate shower enclosure.

Outside, the rear garden makes the most of its exceptional setting, with lawn and patio areas overlooking the adjoining open fields. To the front, a block-paved driveway provides ample off-road parking and access to the integral single garage, fitted with an electric door.

Scartho offers an excellent range of local amenities and schools, with Grimsby town centre and Cleethorpes seafront both within easy reach.



LOUNGE
15'4" x 11'6" (4.69 x 3.52)

LIVING/DINING KITCHEN
28'1" x 11'3" (8.58 x 3.43)

UTILITY ROOM
6'8" x 6'4" (2.04 x 1.94)

CLOAK/WC
6'4" x 3'5" (1.94 x 1.06)

FIRST FLOOR

BEDROOM 1
14'1" x 11'7" (4.30 x 3.55)

EN - SUITE
6'0" x 5'0" (1.85 x 1.54)

BEDROOM 2
11'3" x 9'10" (3.45 x 3.00)

BEDROOM 3
17'2" x 8'9" (5.24 x 2.68)

BEDROOM 4
8'9" x 7'4" (2.67 x 2.25)

BATHROOM
8'8" x 7'3" (2.65 x 2.23)

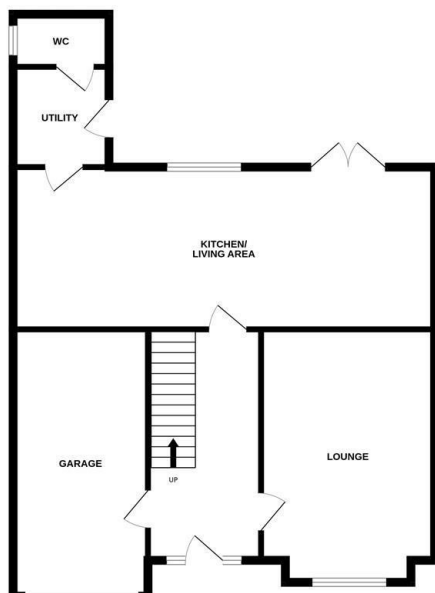
GARAGE
17'11" x 9'0" (5.47 x 2.75)

TENURE
FREEHOLD

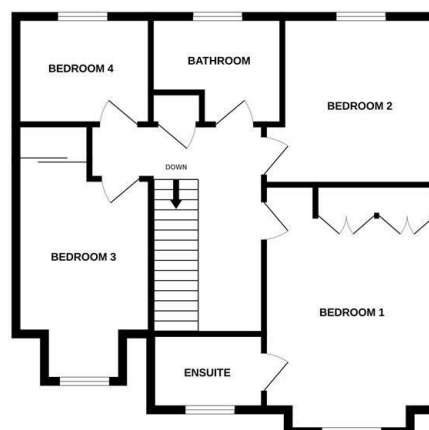
COUNCIL TAX BAND
D



GROUND FLOOR
839 sq.ft. (77.9 sq.m.) approx.

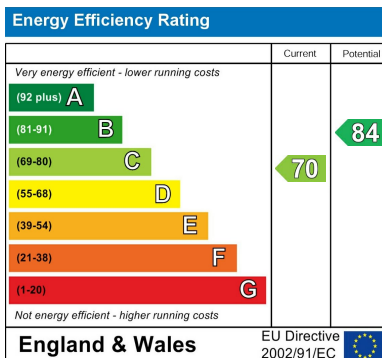


1ST FLOOR
722 sq.ft. (67.1 sq.m.) approx.



TOTAL FLOOR AREA : 1560 sq.ft. (144.9 sq.m.) 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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Viewing

By appointment only.

Tenure

We are advised by the vendor that the property is: As Above 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

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