

MARTIN MASLIN

13 BELGRAVE ROAD
SCARTHO TOP
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN33 3RS



A well presented end-link house situated on the popular Scartho Top development enjoying a superb split level patio garden professionally landscaped with raised borderers. The property is offered with immediate vacant possession and will make an ideal first time purchase. Benefiting from double glazing and a gas central heating system with a fully serviced combination boiler located in the loft. The property has been recently decorated throughout and features fashionable laminate flooring. The accommodation includes an attractive entrance with a canopied front porch leading directly onto the Lounge which is open plan with a staircase to the first floor. It has a good sized Dining Kitchen with a range of maple units and built in appliances whilst upstairs a delightful landing and side window provides access to two Bedrooms and a Bathroom with a white suite complete with Aqualisa shower over the bath. The rear Garden forms one of the main attractions and provides low maintenance, ideal for entertaining whilst to the front there are two useful car parking spaces providing valuable off-road parking. Viewing is highly recommended. EPC rating - C.

£125,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

The accommodation comprises:-

A smart canopied entrance front porch with light and a composite door giving access directly into the Lounge.

LOUNGE

3.84m (12'7") x 3.76m (12'4")

A good sized room recently decorated providing an open plan design where the staircase leads to the first floor. There is a cream fireplace housing an electric fire, two central heating radiators, a fashionable laminate floor and a double glazed front window.



LOUNGE

DINING KITCHEN

3.84m (12'7") x 2.64m (8'8")

A good sized Kitchen Diner extending across the full width of the house featuring a range of cabinets in a light maple finish with speckled work surfaces incorporating a single drainer and white composite sink. Built in appliances comprise a whirlpool electric oven and matching hob, an overhead extractor fan with canopy above. It has a central heating radiator and fashionable laminate floor and useful understairs cupboard. The kitchen has a uPVC window and a part glazed composite door leading onto the rear garden.



LOUNGE

FIRST FLOOR LANDING

Access to the loft space with an Ideal combination central heating boiler.

BEDROOM ONE

3.84m (12'7") max x 2.92m (9'7") to 12'2"

A good sized bedroom with useful bulk head storage cupboard, a radiator and two uPVC windows.

BEDROOM TWO

2.74m (9'0") x 1.83m (6'0")

With a central heating radiator and double glazed rear window.



LOUNGE

BATHROOM

1.88m (6'2") x 1.70m (5'7")

Featuring a white suite comprising a panel bath with an Aqualisa shower above and a glass shower screen. There is a semi recessed wash basin set into a vanity unit with a separate W.C. The walls are part tiled and there is a central heating radiator and a double glazed window.

OUTSIDE

In the Agents opinion, a lovely landscaped rear garden featuring a two tiered Indian sandstone patio with raised planter borders forms one of the main attractions. The garden enjoys a lovely South facing aspect perfect for al-fresco entertaining. To the front there are two car parking spaces providing valuable off-road parking.



DINING KITCHEN

GENERAL INFORMATION

Mains, gas, water, electric and drainage are connected. Central heating comprises radiators as detailed above connected to the Ideal logic gas central heating boiler in the loft (Still under guarantee until June 2028 and just had it's annual service December 2025). The property has the benefit of uPVC double glazing set within wooden frames. The local authorities are the North East Lincolnshire Council and the property is in Council Tax Band - B. The tenure is Freehold subject to solicitors verification.

VIEWING

Viewing is strictly by appointment through the Agents on Grimsby 311000. A walkthrough video tour can be seen on Rightmove and our Martin Maslin website.

LOCATION AND AMENITIES

Belgrave Road is located on the ever popular Scartho Top development within reasonable walking distance of the new Aldi superstore, The Hospital and Scartho village centre with its range of local shops. Regular buses serve the general area.



DINING KITCHEN



FIRST FLOOR LANDING



BATHROOM



BEDROOM ONE



BATHROOM



BEDROOM TWO



OUTSIDE



OUTSIDE

SERVICES: The services to, and the fittings and appliances within, this property have not been tested and no guarantee can be given as to their condition or suitability for their purpose.

DISCLAIMER: Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract.

The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property.

Please contact the office before viewing the property. If there is any point which is of particular importance to you we will be pleased to check the information for you and to confirm that the property

remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified.



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