

MARTIN MASLIN

5 SHELDON ROAD
SCARTH
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN33 3GA



The most impressive end link house occupying a pleasant position along Sheldon Road. Ideally placed for Aldi and the new Scartho Gateway Academy. The property is well presented throughout, enjoying a lovely south facing rear garden with a detached brick Garage and valuable driveway. Perfect for young families or first time buys, offering comfortable and fashionable decor featuring three Bedrooms and two Bathrooms ready to move straight into. Noteworthy features include an Entrance Hall with a valuable utility cupboard and Cloakroom with w.c, a smart modern Kitchen with built-in appliances and a generous Living Room with an open plan staircase and French style patio doors opening onto the rear garden. Upstairs there are three comfortable Bedrooms including a master with ensuite (and a Family Bathroom with white suite and shower over bath). Enjoying a landscaped south facing rear garden, ideal for relaxing. Viewing highly recommended. EPC rated C.

£177,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

ENTRANCE

Porch with entrance door leading directly to the Hallway.

HALLWAY

There is a radiator and a useful storage cupboard with plumbing for a washing machine and built-in vent.

CLOAKROOM

Modern two piece white suite comprising low flush w.c, corner wash handbasin with tiled splashback, radiator and a uPVC double glazed window.

KITCHEN

3.12m (10'3") x 2.54m (8'4")

A small breakfast Kitchen with a range of cabinets in a high gloss walnut finish with complimentary worksurfaces, incorporating a one and a half bowl sink with mixer taps and matching upstands. Built-in AEG appliances include a four ring gas hob with overhead extractor fan, an eye level single oven with combination microwave above, an integrated split level fridge and freezer and plumbing for a dishwasher. There is space for a small table and chairs and a uPVC double glazed front window.

LOUNGE

4.62m (15'2") x 4.17m (13'8")

Modern lounge with an open plan staircase leading to the first floor. Well decorated in two tone colour schemes, featuring a resin fire surround with electric fire. There is a radiator, a uPVC double glazed window and French double glazed doors giving views and access onto the rear garden.

FIRST FLOOR LANDING

With a spelled balustrade, a uPVC double glazed window and access to the loft space. There is a built in airing cupboard with a hot water tank and shelves.

BEDROOM ONE

3.30m (10'10") extending to 12'9" x 2.57m (8'5")

Comfortable double Bedroom with a radiator and uPVC double glazed rear window.

ENSUITE SHOWER ROOM

2.57m (8'5") x 1.57m (5'2")

With modern white suite, comprising close coupled w.c, wash handbasin and tiled shower cubicle with thermostatic unit. It has a chrome heated towel rail and recessed lighting.

BEDROOM TWO

2.92m (9'7") x 2.57m (8'5")

A well decorated room with radiator and uPVC double glazed front window.



Hallway



CLOAKROOM



KITCHEN



KITCHEN

BEDROOM THREE

2.24m (7'4") x 1.96m (6'5")

A small Bedroom with a built in useful storage cupboard, radiator and uPVC double glazed rear window.

BATHROOM

1.96m (6'5") x 1.90m (6'3")

Smart part tiled bathroom with white suite comprising close coupled w.c, wash handbasin and panel bath with mixer shower and screen. There is a chrome heated towel rail and uPVC double glazed window.

OUTSIDE

The property has an open plan front lawned garden, with shrub border. The rear gardens well designed with a patio area and with raised beds and a water feature. The garden enjoys a valuable south facing aspect and is screened by fencing to the perimeter.

DETACHED BRICK GARAGE

5.11m (16'9") x 2.82m (9'3")

With an up and over door, power and light. The Garage has been partitioned and insulated, ideal for a hobby room.

GENERAL INFORMATION

Mains gas, water, electricity and drainage are connected and broadband speeds and availability can be accessed via the Ofcoms checker website. Central heating comprises radiators as detailed above connected to the Ideal gas central heating boiler situated in the Kitchen. The property has the benefit of uPVC framed glazing. It falls within the jurisdiction of North East Lincolnshire Council and is in Council Tax Band B. The tenure is Freehold subject to Solicitors verification.

MANAGEMENT FEE

There is current management fee for the communal areas on Scartho Top, which is £187.00 per annum.

VIEWINGS

Strictly via the Agents on Grimsby 311000, a walkthrough video tour with commentary can be seen on Rightmove and the Martin Maslin website.

LOCATION AND AMENITIES

Sheldon Road is situated on the popular Scartho Top development. Sheldon Road is situated just off Penistone Road which is ideally placed for the Aldi supermarket and new local school to be completed in September 2025.



LOUNGE



LOUNGE



BEDROOM ONE



ENSUITE SHOWER ROOM



BEDROOM TWO



BEDROOM THREE



BATHROOM



OUTSIDE



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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