



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

CLEETHORPES
01472 200666

IMMINGHAM
01469 564294

LOUTH
01507 601550

SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



Edge Avenue

Scartho
DN33 2DD

Offers in the Region Of
£270,000

SUPERBLY appointed and EXTENDED semi detached property located within the desirable village of Scartho. Ideal for a family and retaining many stunning original features, this property has had no expense spared by the current owner and comes with viewing highly advised. With a superb extension to the rear with Bi-folding doors with electric blinds concealed, a top quality kitchen with branded appliances and QUARTZ counter tops, be prepared to pick your jaw up off from floor. One of the best properties on the market in this agents opinion, viewing is highly advised whilst it's still available. Internal viewing will reveal the entrance hall, lounge, sitting room, kitchen-diner, WC, three bedrooms and the bathroom. With gardens to the front and rear, a driveway, garage and the property also benefits from uPVC double glazing and gas central heating.

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham :

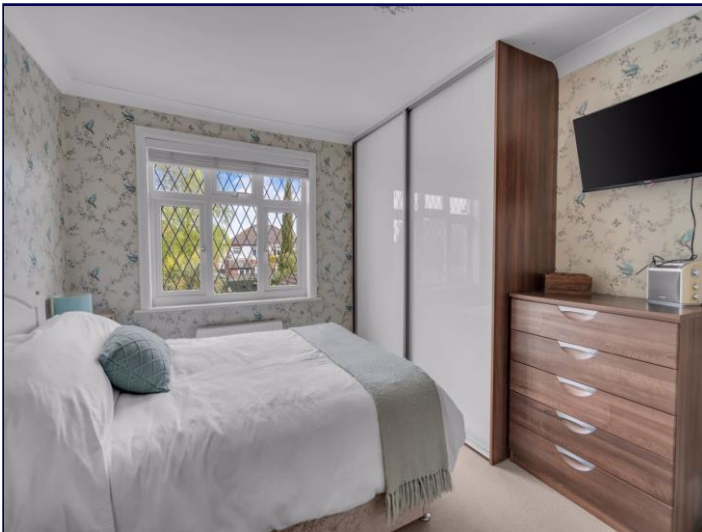
Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk



Entrance Hall

Entering the property through the entrance porch reveals coving to the ceiling, Parquet flooring and a radiator. There is also under stairs storage.

WC

With an opaque window to the side elevation, tiled walls and floor, a WC and a basin.

Lounge

13' 3" x 11' 11" (4.05m x 3.62m)

The lounge has a bay window to the front elevation, coving to the ceiling, two radiators and a carpeted floor. There is also a feature fire place.

Sitting Room

13' 4" x 10' 7" (4.07m x 3.22m)

The sitting room has laminate flooring, built in storage and a stunning wood burning stove.

Kitchen

20' 0" x 10' 3" (6.10m x 3.12m)

The kitchen which benefits from the extension has a window and door to the side elevation, tiled floor with under floor heating and a stunning modern fitted kitchen with QUARTZ counter tops. With an inset sink and drainer, AEG dishwasher, plumbing for a washing

machine and Neff appliances including an electric oven, combination microwave and a gas hob with an extractor over.

Dining area

10' 3" x 18' 4" (3.12m x 5.60m)

With bi-folding doors in set electric remote controlled blinds, two Velux windows with rain sensor closing and a tiled floor with under floor heating.

First Floor Landing

With a window to the side elevation, coving to the ceiling and a carpeted floor.

Bedroom One

13' 4" x 8' 8" up to wardrobe (4.06m x 2.65m)

Bedroom one has a window to the front elevation, a radiator and a carpeted floor. There is also a range of fitted furniture.

Bedroom Two

13' 0" x 10' 8" (3.95m x 3.24m)

Bedroom two has a window to the rear elevation, a radiator and a carpeted floor. There is also a range of fitted furniture.

Bedroom Three

8' 3" x 7' 6" (2.52m x 2.28m)

Bedroom three has a window to the front elevation, a radiator and a carpeted floor.

Bathroom

The bathroom has dual aspect opaque windows to the side and rear elevation, access to the loft, tiled walls, a heated towel rail and a carpeted floor. There is also a FOUR piece suite with a WC vanity basin, corner bath and a shower cubicle with a mains operated shower.

Garage

A detached brick garage with an electric roller door, two doors and a window to the side and a further window to the rear, with electrics.

Outside

Gates open to reveal access and ample off parking spaces on the driveway with a well kept lawn and established shrubs. The rear garden is lovely place to relax and entertain with a superb patio area ideal for alfresco dining, a further lawn and established shrubs, all enclosed by perimeter fencing.

Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Viewings

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

Council Tax Information

Band B: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

Mortgage and Financial Advice

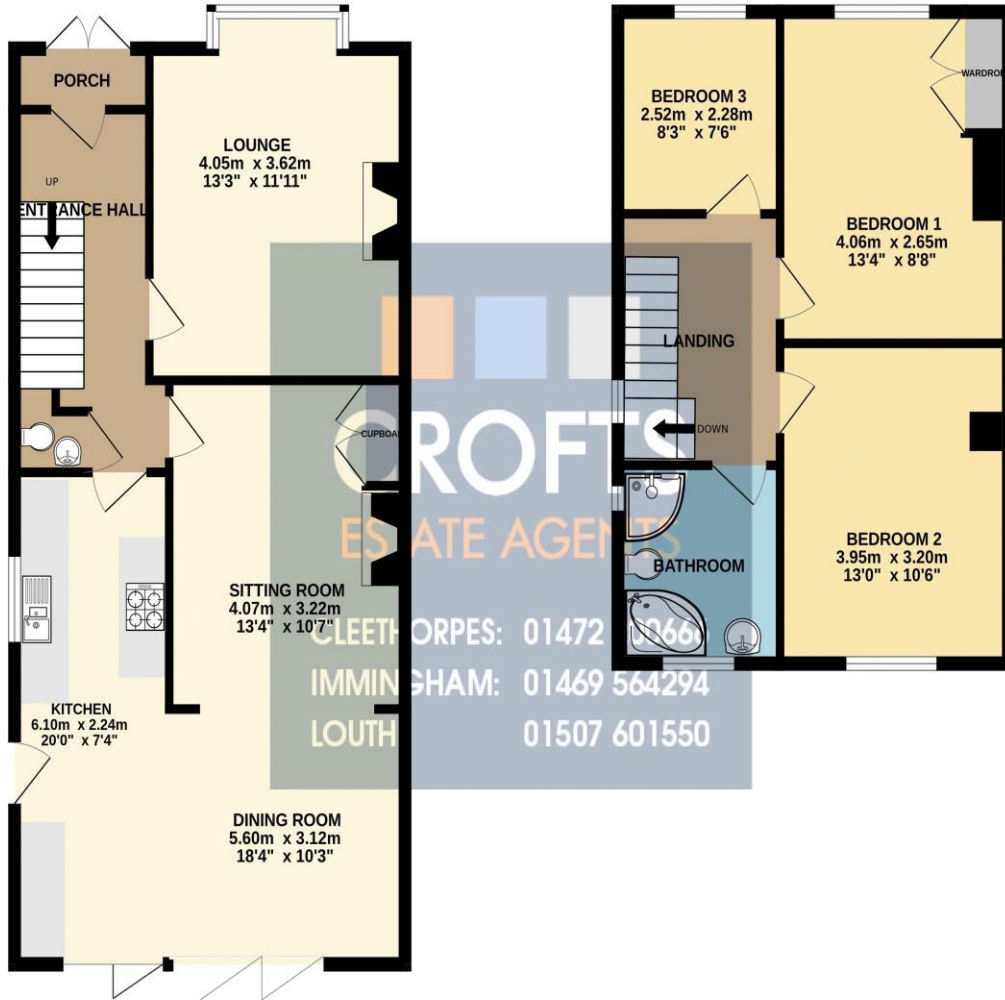
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



GROUND FLOOR
62.1 sq.m. (668 sq.ft.) approx.

1ST FLOOR
43.8 sq.m. (472 sq.ft.) approx.



TOTAL FLOOR AREA: 105.9 sq.m. (1140 sq.ft.) 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.
Made with Metropix ©2024

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS Although we have taken great care to insure 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. In particular any information provided in respect of tenure, council tax, rateable values etc has been given in good faith and whilst believed to be correct, may be subject to amendment. Any references to the condition, use or appearance of the property are made for guidance only, and no warranties are given or implied by this information. It is not Crofts 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. All measurements are approximate and are for guidance only and cannot be relied upon. 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 purpose only, and are not for any other use but guidance & illustration. Crofts have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore verify that they are in working order, or fit for their intended purpose. These details do not form any part of any contract, and unless specifically stated otherwise, furnishings and contents are not included within this sale.