



# CROFTS ESTATE AGENTS

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



11 Bytham Close Scartho  
Top  
Grimsby  
DN33 3TL

Offers in the region of  
£260,000

Coming to the market is this stunning and immaculately presented four bedroom detached house. Still under warranty this Linden built new home has been specced up to a very nice level and includes open fireplace, tiled floors, bathroom tiling and a full complement of appliances to the kitchen. As you would expect from a modern build the layout is perfect for today's living with an open plan kitchen, dining living space, complimented by separate lounge, entrance hall and ground floor cloakroom. To the first floor there are four bedrooms with a beautiful master en-suite shower room and family bathroom. Outside the property benefits from a wider than average rear garden which has been well presented and improved to have raised decking and raised timber borders with planting. Parking is provided by the adjacent brick garage which has parking for two further vehicles in front of it.

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 :

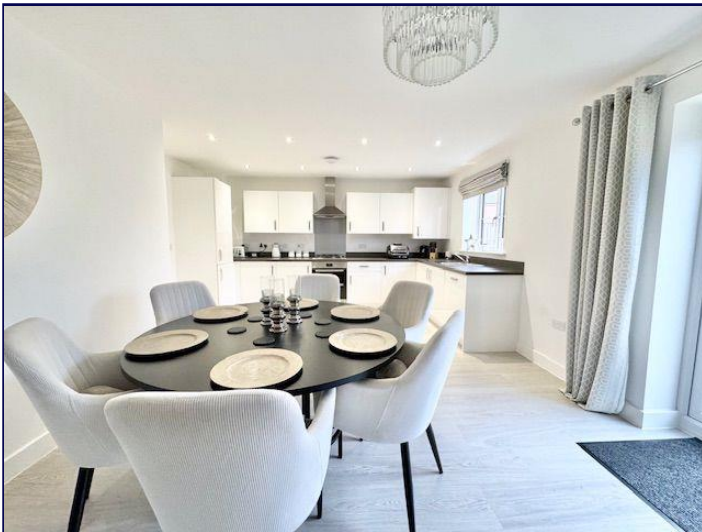
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#### Entrance hall

13' 11" x 4' 3" (4.24m x 1.30m)

With uPVC composite frosted front door the entrance is a nice size with two tone crisp decor to dado rail and wood detail to the lower walls that looks like paneling, pendant light, storage cupboard, radiator with cover and grey wood effect vinyl floor.

#### Cloakroom

6' 9" x 2' 11" (2.07m x 0.90m)

With white WC and matching sink which has grey splash back tiling, white decor with grey wood effect vinyl flooring, frosted uPVC window, ceiling light, extractor and feature decorated wall.

#### Lounge

15' 11" x 11' 2" (4.84m x 3.40m)

The lounge has white decor, grey carpet, uPVC to the front, radiator, pendant light, feature open fire place with electric log burner, tiled hearth and wood mantle.

#### Kitchen dining living

14' 5" x 19' 10" (4.39m x 6.04m)

A large open plan space for cooking, eating and living, the real hub of the house. The room has white gloss kitchen with grey work tops and one and a half stainless sink drainer and splash back returns over. There are integral appliances including gas hob with extractor over, electric oven grill, dish washer, washing machine and 60/40 fridge freezer. The room has space for large dining table and chairs

and living space on a grey vinyl wood effect floor. The room has white decor, uPVC window with blind and uPVC French doors to the rear.

#### Stairs and landing

The stairs turn 180 degrees to the landing which has grey carpet, white decor, pendant light and loft access.

#### Bedroom one

13' 0" x 9' 5" (3.95m x 2.86m)

The main bedroom has grey carpet, white decor, uPVC window, radiator and pendant light.

#### En suite

4' 6" x 6' 11" (1.38m x 2.10m)

The en suite has large double shower with sliding glass doors, matching white WC and sink with grey splash back tiling, grey tiled floor, white walls, four down lights, radiator and extractor.

#### Bedroom two

10' 6" x 8' 6" (3.20m x 2.58m)

With grey carpet, white decor, uPVC with blind, radiator and pendant light.

**Bedroom three**

7' 3" x 11' 0" (2.21m x 3.36m)

White decor, grey carpet, pendant light, radiator and uPVC window to the rear.

**Bedroom four**

9' 3" x 10' 1" (2.82m x 3.08m)

Used as a walk in wardrobe currently the fourth bedroom has grey carpet, white decor, uPVC window, radiator and pendant light.

**Bathroom**

6' 11" x 6' 5" (2.11m x 1.95m)

The bathroom has white three piece bathroom suite with grey splash back tiling, white decor, radiator, uPVC frosted window, four down lights and an extractor.

**Front garden**

A small front garden has lawn, low timber fencing with slab path to the front door.

**Rear garden**

A large rear garden is laid mainly to lawn with slab path from timber gate to the rear double doors where there is a small slab patio area. The rear corner of the garden has been laid with raised decking to enjoy the daily sun if and when it comes. The garden has secure timber fencing to all sides with some planted raised timber beds.

**Garage**

The adjacent garage is on a block of three garages with accommodation over. The garage has up and over door with parking for two further cars in front of it.



**Tenure**

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

**Services**

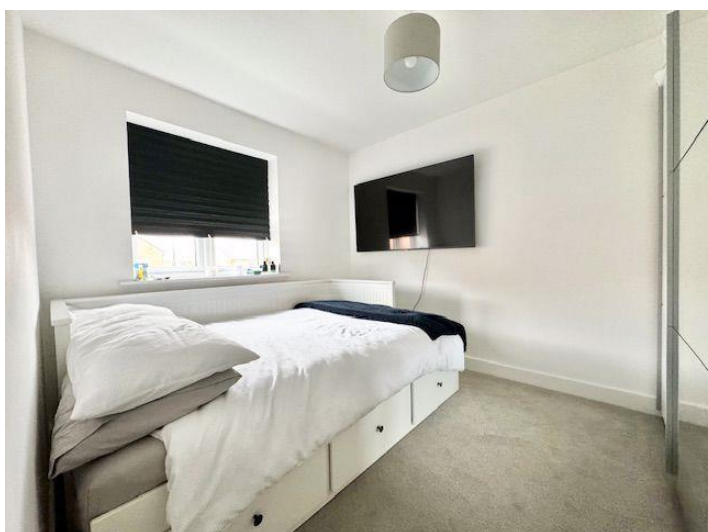
All mains services are understood to be connected, however  
Crofts have not inspected or tested any of the services or service  
installations & purchasers should rely on their own survey.

**Viewings**

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

**Council Tax Information**

Band D: To confirm council tax banding for this property please  
view the website [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)



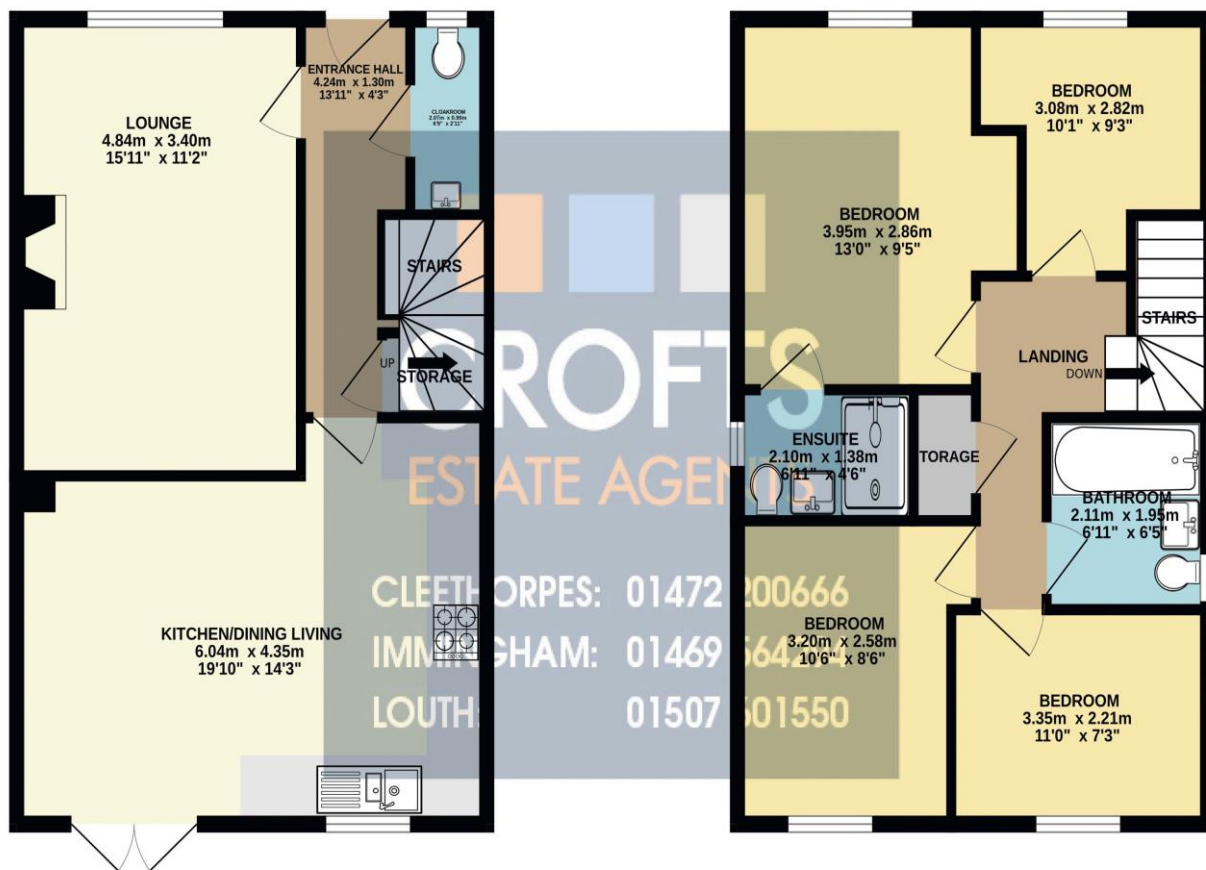


**OPEN 7 DAYS A WEEK**

Monday to Thursday 9am to 5.30pm (Tuesday opening 9.30am)  
Friday 9am to 6.00pm  
Saturday 9am to 3.00pm  
Sunday 11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR  
47.3 sq.m. (510 sq.ft.) approx.

1ST FLOOR  
48.1 sq.m. (518 sq.ft.) approx.



TOTAL FLOOR AREA : 95.4 sq.m. (1027 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.  
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