



# CROFTS ESTATE AGENTS

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**7 Orchards Croft  
Scartho  
DN33 2QD**

**Offers in the Region of  
£450,000**

Crofts Estate Agents of Cleethorpes are delighted to bring to the market this superb four bedroom executive detached house which is set on a quiet exclusive Cul-de-sac in Scartho just off the main road to Waltham. Improved and modernised throughout, the current owners have maximised the potential of this delightful period property bringing it firmly into the modern era. A quite simply magnificent open plan kitchen breakfast dining and living area is laid to polished Porcelain tiles with a sublime and fully equipped bespoke kitchen with NEFF appliances with further kitchen and drinks serving area making this area a superb entertaining space. Further to this internally the property briefly comprises spacious entrance hall, cloakroom, utility room, snug/office/bedroom 5 to the ground floor with master bedroom with gorgeous en-suite shower room, three further bedrooms, spacious landing and stunning bathroom to the first floor. Outside, the property has well manicured gardens to the front and back with large covered indian sandstone patio to the rear and driveway for multiple cars/caravans etc to the front. Finally a large double detached garage compliments the house with up and over electric door.

62 St Peters Avenue, Cleethorpes  
North East Lincolnshire DN35 8HP

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#### Entrance hall

11' 0" x 7' 0" (3.35m x 2.13m)

A pleasant bright entrance hall has cream tiled floor, white decor to coving, open tread timber stairs to the first floor, radiator with decorative cover, wood double glazed window, wood door to the front with frosted panel and pendant light.

#### Utility room

5' 10" x 9' 9" (1.77m x 2.97m)

The utility room has a horse shoe shaped range of matte cream kitchen units with grey work top over, there is a sink and plumbing for both washing machine, dryer and dishwasher. The room has wood double glazed window to rear, wood timber glass panel door to rear, cream tiled floor, radiator, white decor and four down lights.

#### Cloakroom

3' 9" x 5' 5" (1.14m x 1.65m)

A very smart cloakroom has cream tiled floor, matching white vanity sink and WC, splash back tiling, white decor, coving, ceiling light, white towel radiator and wood double glazed frosted window.

#### Living area

12' 10" x 17' 3" (3.92m x 5.26m)

A super smart room which is open plan to the kitchen and dining areas has cream porcelain tiled floor, pop out wood double glazed window with fitted blind and second smaller window to the front, brick open fire place and hearth with wood mantle, off white decor and feature decorated wall to coving, radiator, twelve down lights and radiator.

#### Dining room

13' 10" x 9' 10" (4.21m x 3.00m)

Again open plan to the kitchen breakfast area, the dining area benefits from two wood double glazed windows to the front and side with fitted blinds, the third wall has a superb range of kitchen units to match the main kitchen including quartz work tops, integral 70/30 fridge freezer, deep drawers, cream porcelain tiled floor, off white decor and feature wall to coving, ceiling light and radiator.

#### Kitchen/Breakfast Room

9' 11" x 24' 8" (3.03m x 7.51m)

A superb dark wood kitchen with contrasting quartz work top over is fitted to all sides of the kitchen breakfast room and has integral appliances including double NEFF ovens, NEFF dishwasher, NEFF induction hob and extractor, 70/30 fridge freezer, insinkerator, clever storage units including tall larder, corner space saving and appliance units. The room has cream porcelain tiled floor, off white decor to coving, wood double glazed window to the rear with fitted blinds, solid wood breakfast bar, routed drainer on the work top with double sink, eleven down lights and space for small breakfast table by the double glazed wood French doors and windows to the back garden.

#### Stairs and landing

An open tread timber staircase turns 90 degrees to the first floor which has grey carpet, off white decor to coving, pendant light and loft access.

### Bedroom One

14' 1" x 13' 0" (4.29m x 3.97m)

The master bedroom has grey carpet, white decor with feature wall to coving, wood double glazed window to front, pendant light and radiator.

### En suite

10' 11" x 8' 11" (3.33m x 2.72m)

The en suite is quite stunning and recently finished and offers large walk in low threshold shower unit with glass screens, double sink vanity unit with large fitted mirror, matching white WC, beautiful grey tiled walls with feature tiling to the shower area, chrome towel radiator, extractor, frosted wood double glazed window with blind to the front, white decor and five down lights.

### Bedroom Two

13' 9" x 8' 10" (4.20m x 2.68m)

Another large double bedroom with two wood double glazed windows to two elevations with fitted blinds, cream carpet, white decor, wall light, pendant light and radiator.

### Bedroom Three

7' 9" x 12' 0" (2.35m x 3.65m)

With grey carpet, white decor with feature wall to coving, wood double glazed window to the rear, radiator and pendant light.

### Bedroom Four

6' 9" x 12' 4" (2.07m x 3.75m)

The smallest but still really good sized room has white decor, cream carpet, coving, dado rail, wall light, wood double glazed window, radiator, blinds and storage cupboard.

### Family Bathroom

15' 1" x 7' 10" (4.60m x 2.38m)

A stunning and well finished family bathroom has stylish white bath and matching WC and sink with walk in shower area with wet room floor. The room has light brown tiling to the wall and floors, white decor, wood double glazed window to the side, chrome towel radiator, four down lights, shaver point and three way ceiling light.

### Front garden and drive

A substantial plot has a wide frontage with barnyard style gates to the driveway area and metal gates to the path to the front door. Behind the picket style fencing to the front there is mature plants and shrubs with neat lawn behind, the very substantial block paved driveway has space for multiple cars and/or camper vans etc and leads to the garage. The front has block paved paths to both sides of the house and on to the rear with iron gates.

### Rear garden and patio

A very private and well presented rear garden has block paved paths to sides and garage with large covered patio area to one end with lawn covering the rest. The area has tall treated timber fencing to the rear with iron gates to the front.

### Detached double garage

A large detached brick and tile double garage is built in the same style as the house and has up and over electric front door for vehicular access, timber barn door to the side, single glazed window to the side, eaves storage and power and light.

### 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.

### Viewing

By appointment only, telephone 01472 200666

### Council Tax Information

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



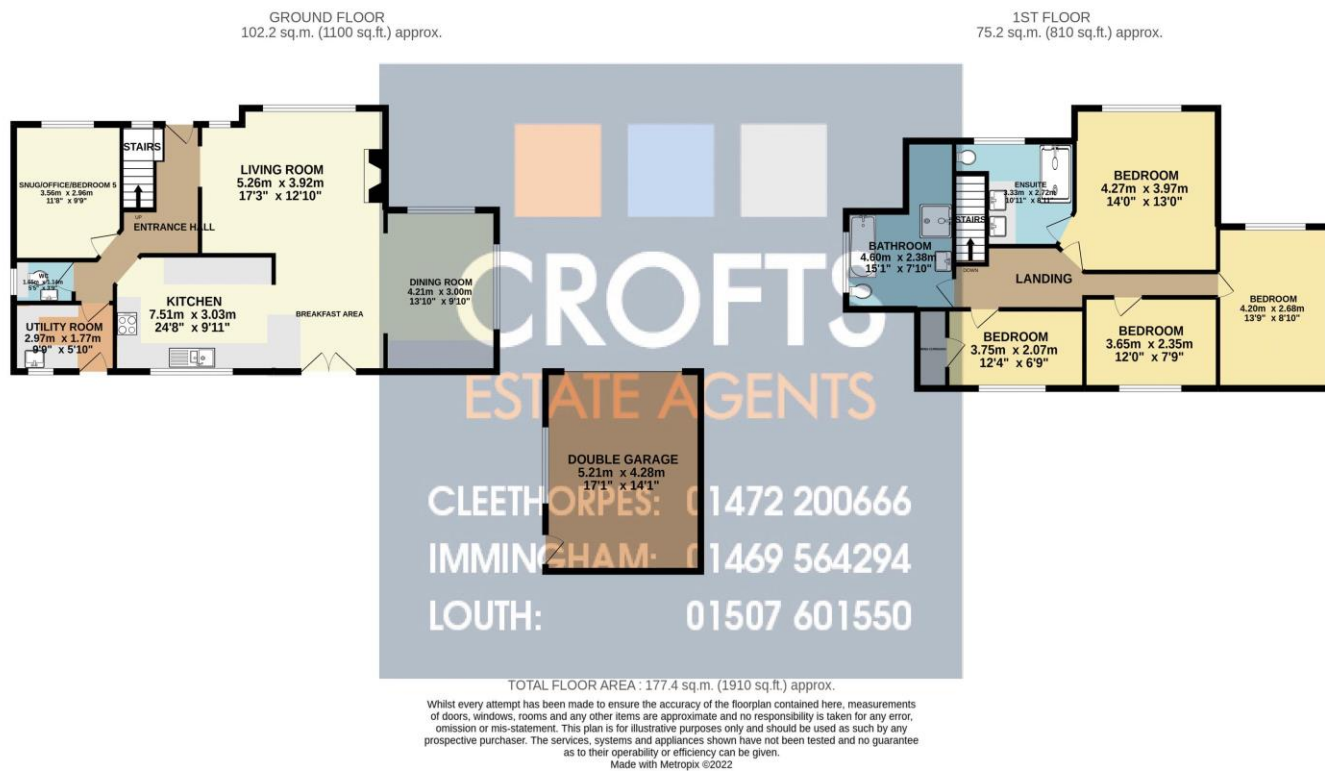






OPEN 7 DAYS A WEEK

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



## BROCHURE APPROVAL

I/ We can confirm that the information in this brochure is accurate and factually correct

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