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



Southern Walk

Scarho
DN33 2PF

£169,900

This **NEWLY RENOVATED** semi-detached bungalow is now being sold with A **NEW PRICE AND HAS NO FORWARD CHAIN!** Enjoying beautiful views over fields to the rear, the lucky purchasers can look forward to delightful views of an assortment of natural wildlife and birds throughout the year. In 2023 the property was refurbished with new uPVC windows, a fantastic modern bathroom suite, new radiators and carpets and now sports a fresh and modern décor. The kitchen was newly fitted at the end of December 2023. Internal viewing will reveal the entrance hall, lounge, kitchen, conservatory, two bedrooms and the bathroom. Externally there are gardens to the front and rear with off-road parking and the property also benefits from gas central heating – new boiler installed in 2020 and new radiators in 2023.

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 reveals access to the loft, coving to the ceiling, a radiator and new carpeting.

Lounge

15' 5" x 11' 6" (4.71m x 3.50m)

The lounge has a bay window to the front elevation, coving to the ceiling, a new radiator and newly carpeted floor. There is also a feature fireplace with a living flame gas fire.

Kitchen

8' 8" x 10' 1" (2.64m x 3.08m)

The kitchen has an internal window and door onto the conservatory, coving to the ceiling and a new radiator. There is also plumbing for a washing machine/dishwasher and a tumble-drier vent. The kitchen has recently been fully refurbished with a range of built-in contemporary units including an electric oven, a gas hob with an extractor fan and housing for a fridge-freezer.

Conservatory

4' 4" x 9' 0" (1.31m x 2.75m)

The conservatory has tri aspect windows benefitting from field views, a door to the rear elevation and tiled flooring.

Bedroom One

12' 7" x 10' 11" (3.84m x 3.34m)

Bedroom one has a window to the rear elevation with views over the fields, coving to the ceiling, a new radiator and new carpeting. There is also a built-in cupboard.

Bedroom Two

8' 6" x 9' 10" (2.58m x 2.99m)

Bedroom two has a window to the front elevation, a new radiator and is newly carpeted.

Bathroom

6' 3" x 5' 6" (1.90m x 1.67m)

Completed in 2023 the bathroom has an opaque window to the side elevation, a heated towel rail and vinyl flooring. There is also a modern suite with a WC, vanity basin with splashback and a bath with a glass screen, mains operated shower and complementary wall boarding around the bath.

Outside

The property benefits from new uPVC windows (2023), a driveway, a tidy frontage, uPVC fascias, soffits, guttering and downpipes which were installed in 2020. A gate reveals access to the rear garden with a well-kept lawn, flower beds, established shrubs and a patio area. The rear is enclosed by perimeter fencing and there are stunning views over the fields with a wide variety of wildlife usually found in the depths of the English countryside.

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.

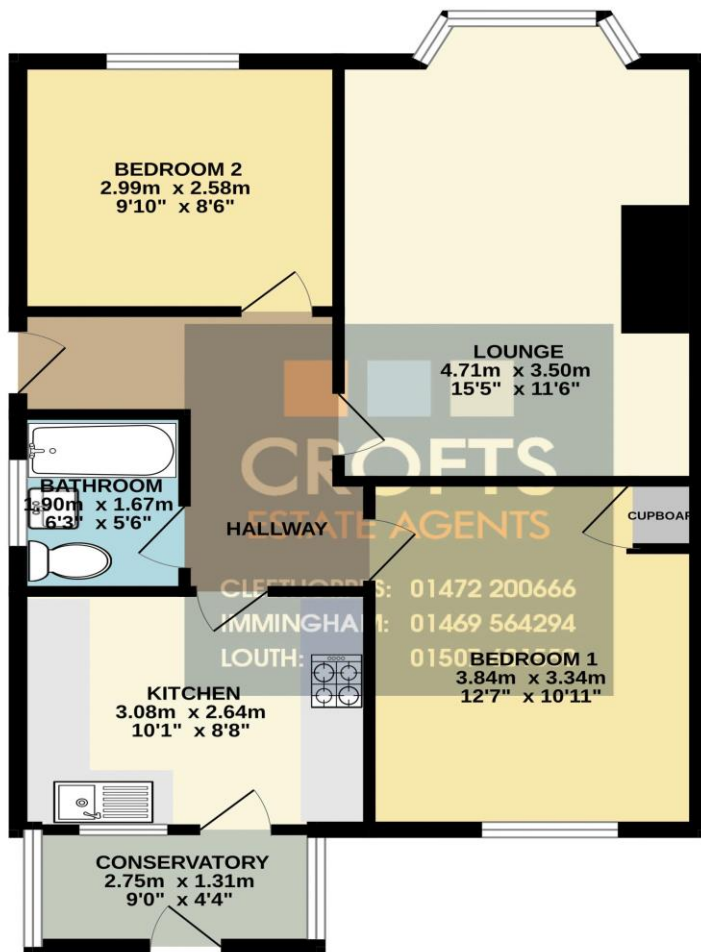
Mortgage and Financial Advice

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.



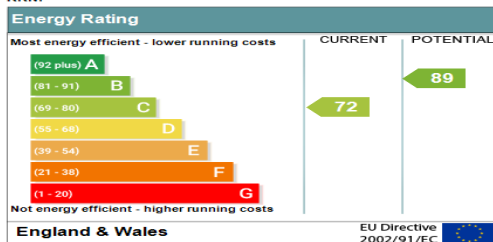
GROUND FLOOR
59.1 sq.m. (636 sq.ft.) approx.



TOTAL FLOOR AREA : 59.1 sq.m. (636 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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Address: 30 Southern Walk, GRIMSBY, DN33 2PF
RRN:



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