



CROFTS ESTATE AGENTS

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



Allestree Drive

Scartho
DN33 3DX

Offers in the Region Of
£220,000

Crofts estate agents are delighted to offer for sale with NO FORWARD CHAIN this extended semi detached property which is located within the village of Scartho. Extended off the kitchen, lounge and the first floor. Requiring a scheme of modernisation but priced to reflect, this property comes with viewing highly advised. The village itself benefits from an array of local amenities and local schools as well as close proximity to Grimsby Hospital and College. Internal viewing will reveal the entrance hall, dining room, lounge, kitchen, WC, four bedrooms and the bathroom. Externally there are gardens to the front and rear with off road parking and a detached brick garage. The property also benefits from partial uPVC double glazing and gas central heating.

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Entrance Hall

Entering through the entrance porch reveals a window to the side elevation, coving to the ceiling, a radiator and a carpeted floor. There is also a storage cupboard and under stairs cupboard.

Dining Room

12' 5" x 11' 7" (3.78m x 3.52m)

The dining room has a window to the front elevation, coving to the ceiling, a radiator and a carpeted floor. There is also a feature fire place and double doors to the lounge.

Lounge

22' 4" x 10' 5" (6.81m x 3.17m)

The lounge has sliding patio doors to the rear elevation, coving to the ceiling, a radiator and a carpeted floor. There is also a feature fire place with an open fire.

Kitchen

20' 8" x 7' 7" (6.29m x 2.31m)

The kitchen has a door to the side elevation, dual aspect windows to the side and rear and a tiled floor. There is also a range of fitted units with a one and a half sink and drainer, plumbing for a washing machine, an electric double oven and gas hob.

First Floor Landing

The first floor landing has access to the loft and a carpeted floor.

Bedroom One

22' 5" x 10' 4" (6.84m x 3.16m)

Bedroom one has dual aspect windows to the rear and side elevation, a radiator and a carpeted floor. There is also a basin.

Bedroom Two

12' 5" x 11' 6" (3.78m x 3.50m)

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

Bedroom Three

10' 4" x 7' 6" (3.16m x 2.28m)

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

Bedroom Four

13' 7" x 9' 9" (4.14m x 2.98m)

Bedroom four has dual aspect windows to the front and rear elevation, a radiator and a carpeted floor. There is also a basin.

Garage

The garage has an up and over door and window to the side.

Outside

Gates open to reveal a block paved driveway and a front garden with a lawn and established shrubs. The rear garden has a further lawn, established shrubs and a patio area ideal for alfresco dining.

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 C: 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

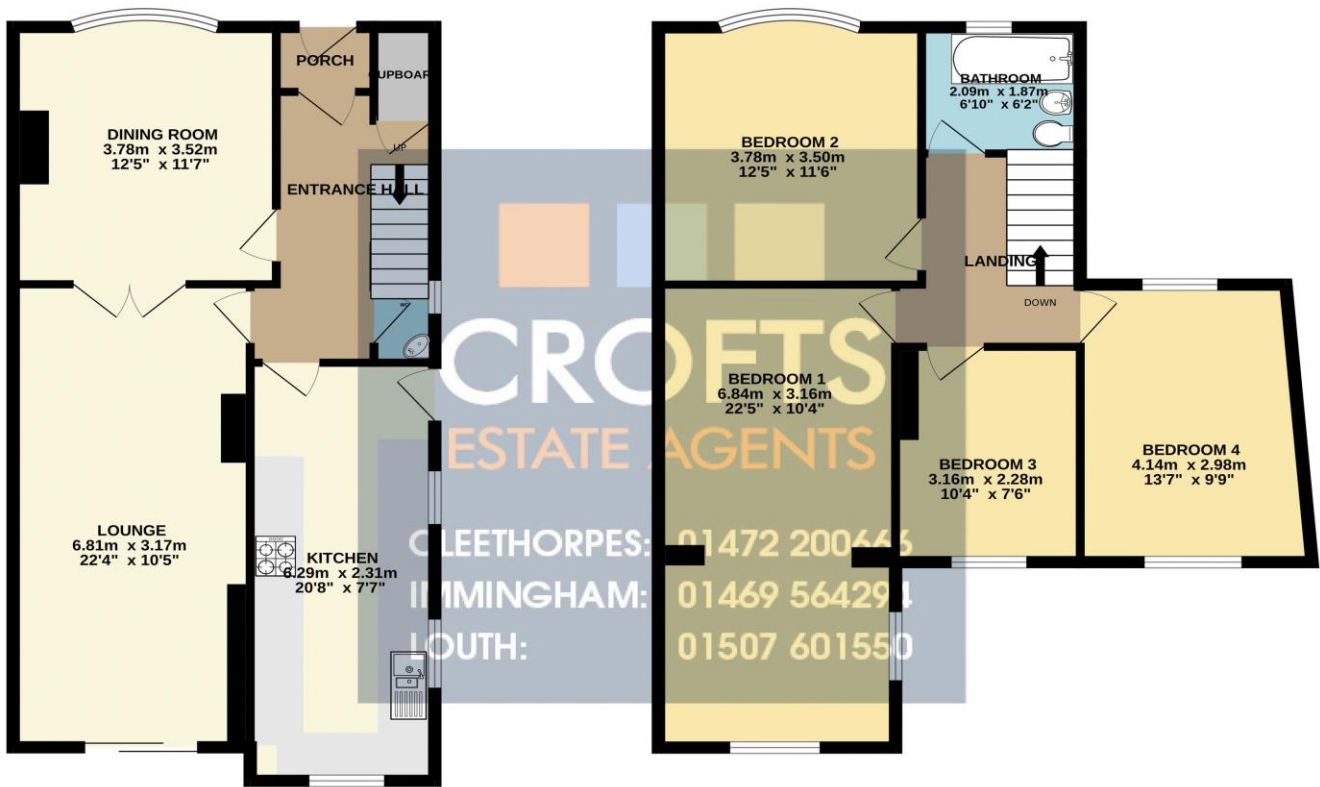
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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
60.0 sq.m. (645 sq.ft.) approx.

1ST FLOOR
64.6 sq.m. (696 sq.ft.) approx.



TOTAL FLOOR AREA : 124.6 sq.m. (1341 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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