



# CROFTS ESTATE AGENTS

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



4 Brixham Court  
Scartho  
DN33 3DJ

Offers in the Region Of  
£295,000

Coming to the market with NO FORWARD CHAIN is this superbly presented and refurbished three bedroom detached bungalow. This versatile property has a modern layout that could suit growing and established families or even down sizing parents and grand parents. The property sits on a generous landscaped plot at the end of a private Cul-de-sac and enjoys the luxury of open views to the fields next door. The property briefly comprises entrance hall, lounge, open plan kitchen diner lounge, three double bedrooms with dressing area to the main bedroom, large loft room and family bathroom. The property has gorgeous well finished gardens to all sides with brick outbuilding which was formerly the garage and off road parking to the front for motor home and several cars. A well laid out and superbly finished property with recent rewire, central heating and uPVC windows and doors that has great curb appeal that we feel will be very popular. \* Vendor open to reasonable offers! \*

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

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

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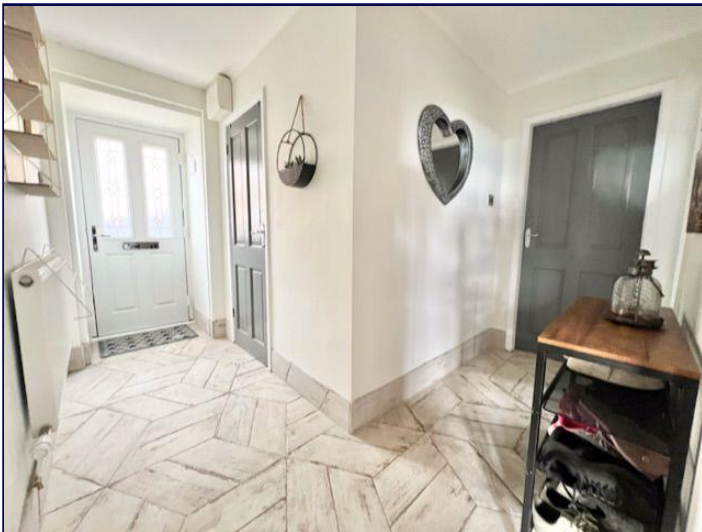
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#### Entrance hall

An L shaped entrance hall has new uPVC frosted door, tiled flooring and skirting, white decor to coving, radiator and pendant light.

#### Lounge

15' 5" x 11' 11" (4.69m x 3.62m)

A spacious lounge with curved uPVC bay window has grey and white decor to coving, wood laminate flooring, radiator, under stairs cupboard and a cream granite fireplace and surround with electric fire.

#### Kitchen

12' 10" x 11' 11" (3.92m x 3.62m)

The kitchen has a generous offering of Matte grey wall and base kitchen units with wood effect work tops over, 1.5 sink drainer with space for washing machine, range cooker, tall American fridge freezer, dishwasher with fixed extractor over the cooker. The room has blue and white decor, grey splash back tiling, wood effect vinyl flooring with uPVC window and blind to the side. The room is open plan to the living dining area.

#### Living dining room

9' 9" x 17' 10" (2.96m x 5.44m)

A large extended space open plan to the kitchen has space for dining, living and even has a fixed bar in place. The room has two uPVC windows with vertical blinds and French doors to the garden

with fixed blinds, wood effect vinyl flooring, white decor and radiator

#### Bedroom One

17' 2" x 10' 2" (5.24m x 3.10m)

A large bedroom which forms part of another extended part to the bungalow has uPVC window to the front, uPVC French patio doors leading to the rear, built in wardrobes, grey and white decor, grey wood laminate floor, two radiators and pendant light.

#### Bedroom Two

8' 6" x 11' 5" (2.58m x 3.48m)

A good sized room to the front of the property has uPVC window, blue and white decor to coving, wood laminate flooring, pendant light and radiator.

#### Bedroom three

8' 10" x 11' 5" (2.69m x 3.48m)

A third double bedroom has white decor to coving, wood laminate floor, uPVC French patio doors to a private decked area built in storage cupboards, pendant light and radiator.

#### Bedroom Four

16' 4" x 10' 4" (4.99m x 3.15m)

A large fourth bedroom has fixed staircase and door from the entrance hall, two uPVC windows to the side with blackout blinds,

grey carpet, white and green decor, radiator, eaves storage and eight down lights

### **Family Bathroom**

5' 5" x 7' 1" (1.65m x 2.15m)

The family bathroom has white three piece bathroom suite with P-shaped bath with shower over and glass screen, vanity sink, WC, grey splash back tiling and blue decor, tiled flooring, chrome towel radiator, four down lights, extractor and frosted uPVC window to the side with fitted blind.

### **Dressing room.**

7' 9" x 10' 4" (2.35m x 3.14m)

With built in storage, grey carpet, white walls and Velux window.

### **Rear and side garden**

The rear garden has a lovely layout with interesting seating areas generously employed at various points including two timber patio areas, a concrete and block paved one and another slab patio area. The garden though is mainly laid to lawn with blue slate and gravel borders, tall timber treated fencing to all sides, brick out building and timber gate back to the front. The garden benefits of the sun all day!

### **Outbuilding**

16' 4" x 8' 4" (4.99m x 2.54m)

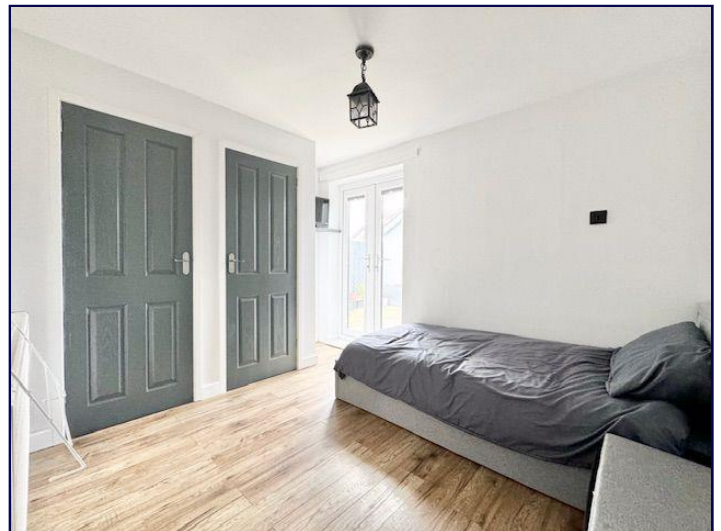
The outbuilding is actually the former garage and could easily be reverted back to being a garage with an adjustment to the access. The building is of brick and tile construction with timber single door entry, newly installed uPVC window, power and light and eaves storage.

### **Driveway and parking**

The property has an open driveway with gravel driveway to the side leading to a side gate with separate blue slate parking to the front of the property ideal for a camper van or caravan or such likes.

### **Note**

The vendor has informed us that the property has undergone a scheme of modernisations. In October 2020 the electrics were rewired, new central heating system & windows & doors.



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



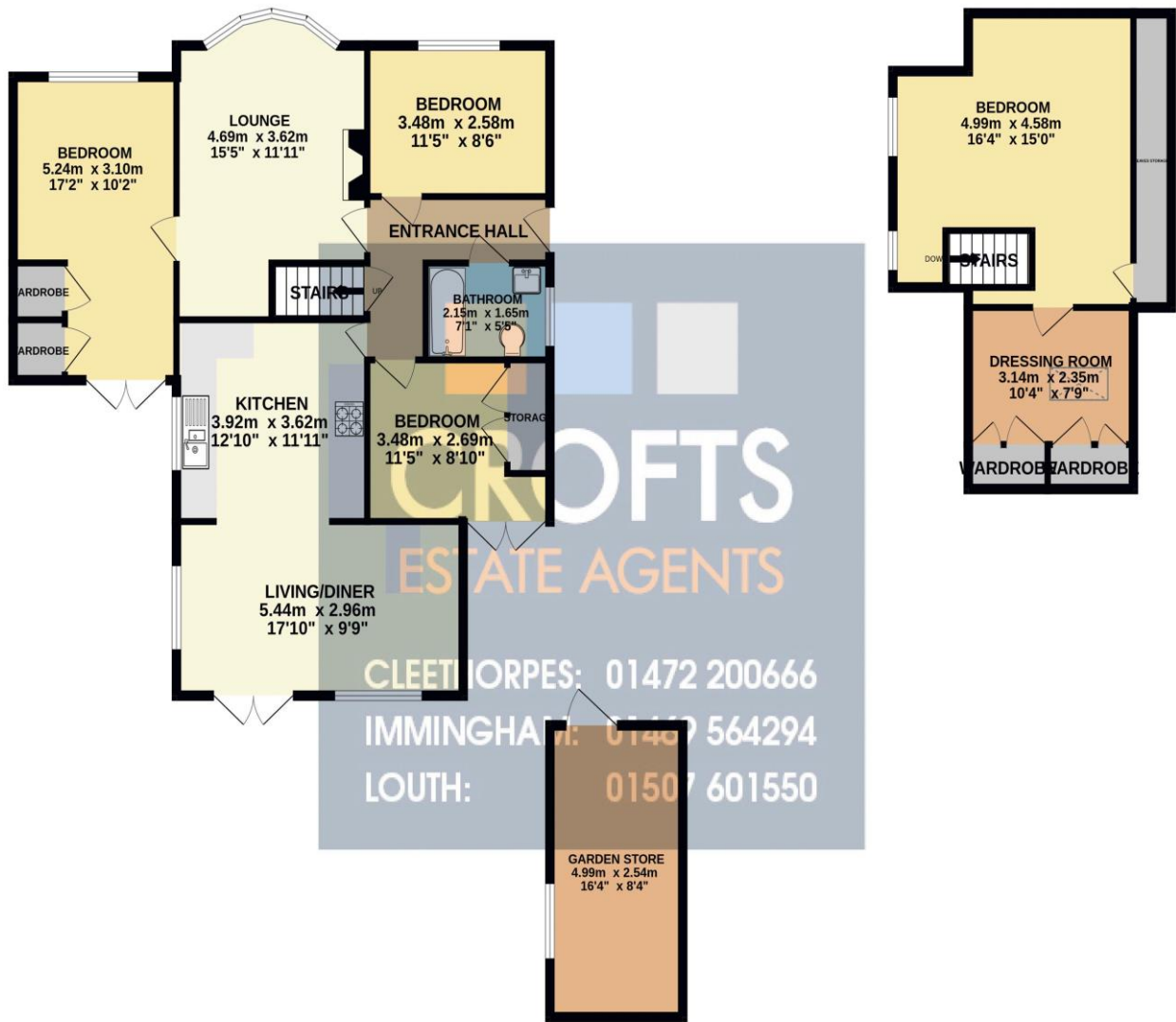


**OPEN 7 DAYS A WEEK**

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  
103.3 sq.m. (1112 sq.ft.) approx.

1ST FLOOR  
34.5 sq.m. (372 sq.ft.) approx.



TOTAL FLOOR AREA: 137.8 sq.m. (1484 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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