



# CROFTS ESTATE AGENTS

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



Fenwick Road  
Scarcho Top  
Grimsby  
DN33 3SJ

Offers in the Region Of  
£255,000

Coming to the market with NO FORWARD CHAIN is is superior sized four bedroom detached house. Deceptively large boasting four double bedrooms this superb family home also boasts a large full width sun room extension. Set on an established part of the Scarcho Park development close to local amenities, excellent schooling and bus transport links this property offers no less than four off road parking spaces plus integral single garage. The property briefly comprises entrance hall, lounge, dining room, kitchen breakfast room, utility room, cloakroom, sun room, stairs and landing, four double bedrooms, master en suite shower room and family bathroom. The rear garden has a private enclosed garden laid to lawn and patio area. A very good buy for the prospective buyer who with a little TLC could have themselves a very good property deal.

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#### Entrance hall

18' 3" x 6' 0" (5.57m x 1.84m)

A large entrance hall has uPVC frosted door and window to the front from covered porch and has wood effect vinyl floor, purple decor, radiator and two ceiling lights.

#### Lounge

15' 9" x 10' 6" (4.79m x 3.21m)

The lounge has uPVC bay window to the front with French doors to the dining room, grey decor with feature wall, brown carpet, coving, two pendant lights, stone fireplace with gas fire and two radiators.

#### Dining room

12' 3" x 8' 0" (3.74m x 2.43m)

The dining room has French doors from the lounge and further uPVC French doors into the sun room extension. The room has purple decor with feature wall, brown carpet, radiator, coving and pendant light.

#### Sun room

9' 2" x 26' 3" (2.80m x 8.00m)

A huge 24m<sup>2</sup> sun room extension runs the entire width of the house and has three large uPVC windows and uPVC French doors. The room has solid wood flooring, brown and blue decor, eight down lights and radiator.

#### Kitchen breakfast room

9' 8" x 12' 0" (2.94m x 3.65m)

The breakfast kitchen has a generous range of pale brown high gloss wall and base units to two walls with solid butchers block work top and sunken ceramic 1.5 sink drainer over. The room has integral eye line double oven grill, gas hob with extractor over, space for dish washer, marble effect and slate tiled splash backs, turquoise decor, grey tiled floor, uPVC window, four way light, radiator and large breakfast bar for four people.

#### Utility room

9' 3" x 5' 1" (2.82m x 1.55m)

The utility room has matching high gloss kitchen units with sink drainer in wood effect work tops, cream splash back tiling, space for washing machine and tall fridge freezer, ceiling light, radiator, brown and turquoise decor and frosted uPVC door to the sun room and integral door to the garage.

#### Cloakroom

5' 11" x 2' 6" (1.80m x 0.77m)

The cloakroom is under the stairs and has matching white WC and sink with tiled splash backs, white and green decor, grey tiled floor, radiator, ceiling light and extractor.

#### Stairs and landing

The stairs and landing have striped carpet, grey and pink decor, airing cupboard, loft access, ceiling light and radiator.

#### **Bedroom One**

15' 11" x 13' 7" (4.85m x 4.15m)

A large main bedroom has wood laminate flooring, pink decor, uPVC window to the front, pendant light, built in wardrobes, radiator and storage area.

#### **En suite**

4' 4" x 9' 9" (1.33m x 2.96m)

The en suite has tiled shower cubicle, vanity sink and WC, uPVC frosted window to the side, blue aqua boarded walls, shaver point, radiator and ceiling light.

#### **Bedroom Two**

16' 1" x 8' 6" (4.89m x 2.59m)

A large second bedroom has purple decor with feature wall, grey carpet, built in wardrobe, ceiling light, radiator and uPVC window to the front.

#### **Bedroom three**

12' 4" x 8' 4" (3.75m x 2.54m)

The third bedroom has beige carpet, yellow decor with feature wall, radiator, pendant light, ceiling light, built in wardrobes and uPVC window to the rear.

#### **Bedroom Four**

10' 4" x 10' 3" (3.16m x 3.12m)

The fourth bedroom is still a double room and has built in wardrobes, grey decor with feature wall, brown carpet, pendant light and radiator.

#### **Bathroom**

6' 11" x 6' 9" (2.10m x 2.06m)

The bathroom has three piece white suite, separate shower, white tiled splash backs, brown decor, ceiling light, radiator, wood effect vinyl, extractor, shaver point and blind.

#### **Front garden**

The front garden has open tarmac driveway for four cars with lawn garden to front and side. There is timber gate to access the rear.

#### **Rear garden**

The rear garden has slab patio and path to timber gate to the front. The garden is laid to lawn with tall six foot timber fence to all sides.

#### **Integral Garage**

16' 1" x 8' 6" (4.89m x 2.59m)

The garage has up and over door, power and light with integral access door to the house.

#### **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 D: To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://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](http://www.croftsestateagents.co.uk) seven days a week to arrange for your free valuation.

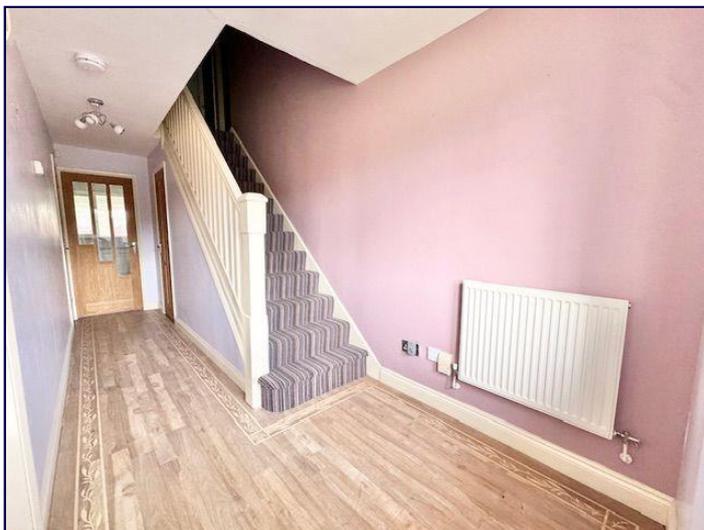
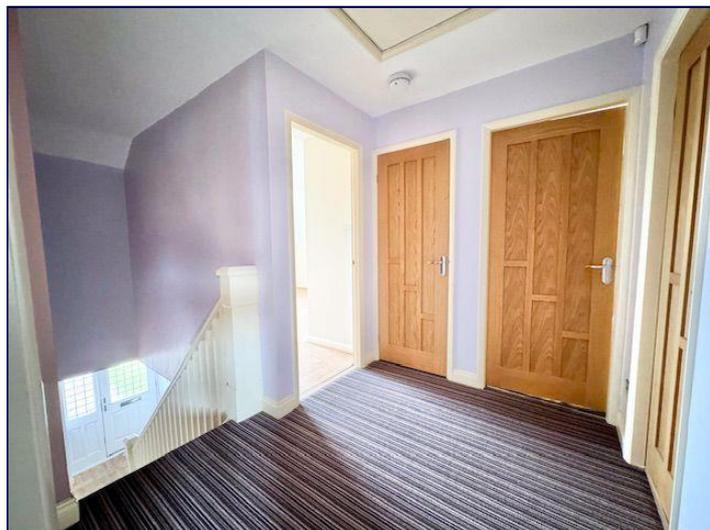
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We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

#### **Mortgage and Financial Advice**

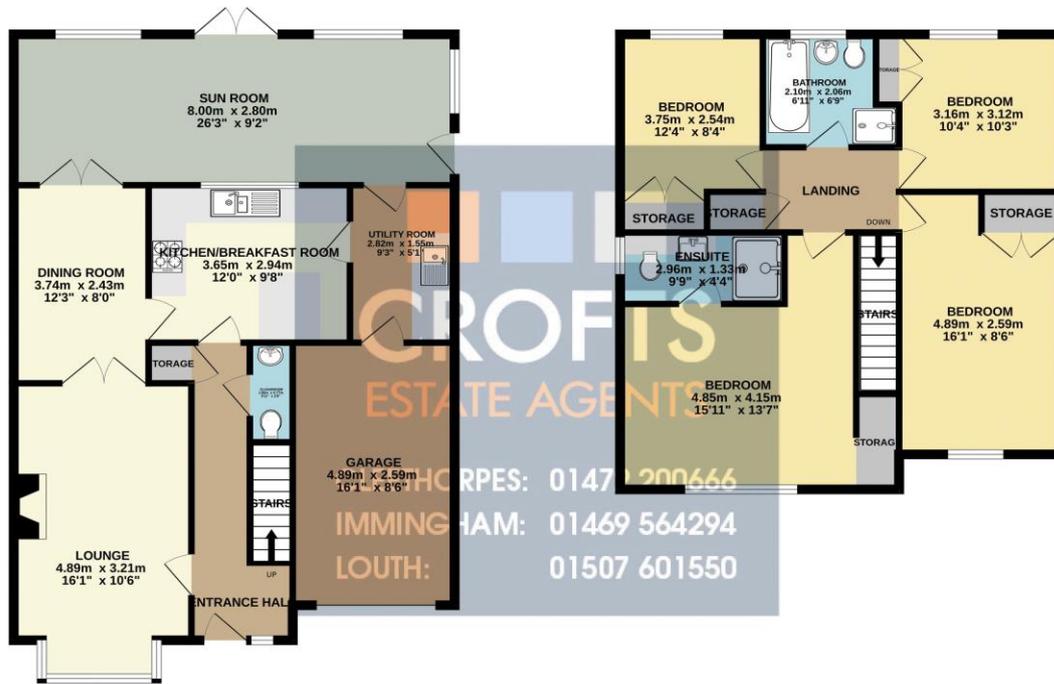
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

**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  
89.3 sq.m. (961 sq.ft.) approx.

1ST FLOOR  
65.9 sq.m. (709 sq.ft.) approx.



TOTAL FLOOR AREA: 155.2 sq.m. (1670 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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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C	71   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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