



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

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



Rinovia Drive

Scartho Top
DN33 3GE

Offers in the Region Of
£229,950

****Currently let but will be available for Summer 2024****

Let until August 16th for £900 pcm - Ideal for family or investor **Crofts estate agents are delighted to offer for sale this modern and spacious detached family property located within the ever popular Scartho Top development. Ideal for a family, this property is expected to be popular and therefore comes with viewing highly advised. Nearby there are a wide variety of local amenities in the Scartho village centre and also schools for children of all ages. Internal viewing will reveal the entrance hall, lounge, kitchen-diner, WC, three bedrooms, an en-suite and family bathroom. There is also a garage, a driveway for off road parking and gardens to the front and rear and the property also benefits from uPVC double glazing and gas central heating.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

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Entrance Hall

Entering into the property reveals a radiator and a carpeted floor.

WC

With a radiator, carpeted floor, basin and a WC.

Living Room

16' 10" x 10' 1" (5.12m x 3.08m)

The living room has dual aspect windows to the front and side elevation, a radiator and a carpeted floor.

Kitchen/Diner

16' 10" x 10' 4" (5.12m x 3.15m)

The kitchen-diner has dual aspect windows to the front and side elevation, French doors to the side, a radiator and vinyl flooring. There is a modern fitted range of units with a one and a half sink and drainer, electric oven, gas hob, combination microwave and a fridge-freezer. There is also space for a table and chairs.

First Floor Landing

The first floor landing has access to the loft, a radiator, carpeted floor and the airing cupboard.

Bedroom One

10' 2" x 10' 1" (3.11m x 3.08m)

Bedroom one has a window to the front elevation, a radiator and a carpeted floor. There is also a built in wardrobe.

En-suite

10' 1" x 6' 7" (3.08m x 2.01m)

The en-suite has an opaque window to the side elevation, a heated towel rail and vinyl flooring. There is also a WC, basin and a shower cubicle with a mains shower.

Bedroom Two

9' 6" x 8' 1" (2.89m x 2.46m)

Bedroom two has a window to the front elevation, a radiator and a carpeted floor.

Bedroom Three

8' 10" x 7' 4" (2.70m x 2.23m)

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

Bathroom

6' 11" x 5' 7" (2.10m x 1.70m)

The bathroom has an opaque window to the front elevation, a heated towel rail and vinyl flooring. There is also a modern suite with a WC, basin and a bath with a glass screen and mains shower.

Garage

With an up and over door.

Outside

There are gardens to the front and rear with plenty of grass to both and also a patio area ideal for alfresco dining, There is also a driveway providing off road parking.

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

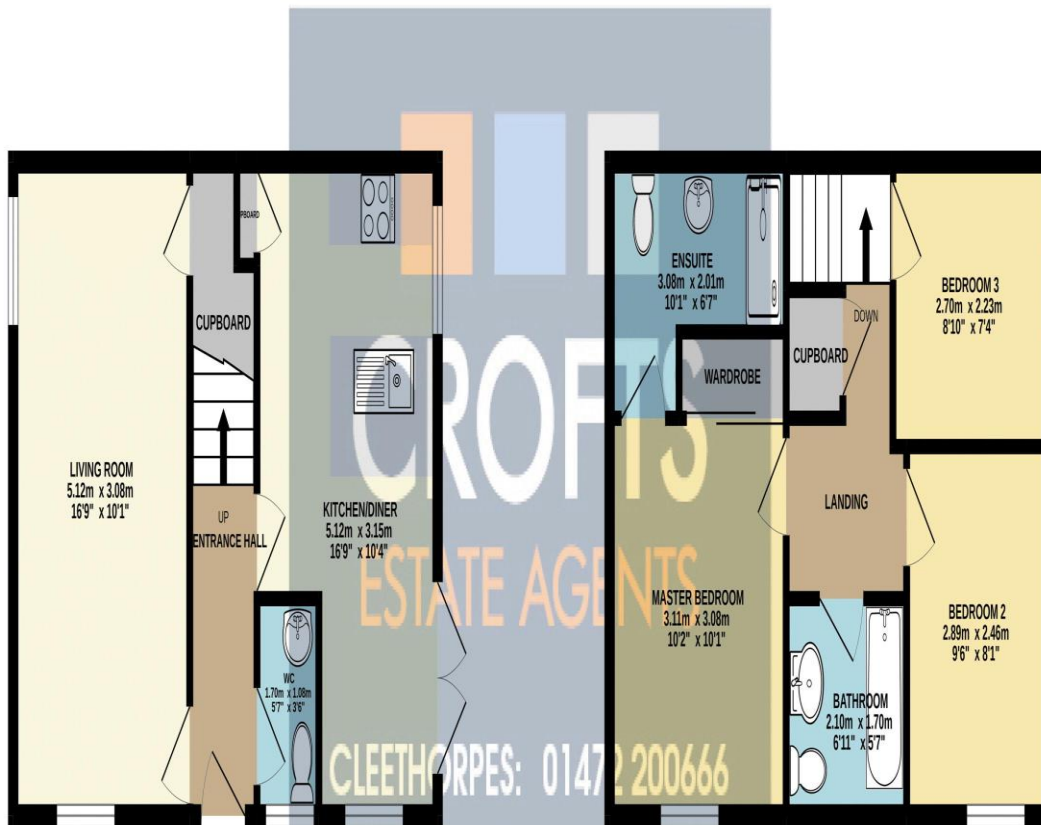
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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
37.8 sq.m. (407 sq.ft.) approx.

1ST FLOOR
39.1 sq.m. (421 sq.ft.) approx.



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TOTAL FLOOR AREA: 76.9 sq.m. (828 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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