



# CROFTS ESTATE AGENTS

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



## Pasture Lane

Grimsby  
DN33 3TF

Offers in the Region Of  
£189,950

Crofts estate agents are delighted to be bringing to the market this lovely and superbly presented three bedroom semi-detached house built in 2015 by Cyden Homes. Located upon the ever popular Scartho Top development which is ideally placed for local amenities such as the hospital, local shops and the Aldi store. The property briefly comprises of the entrance hall, WC, spacious lounge and the kitchen-diner. There are three generous bedrooms to the first floor with an en-suite shower room to the main and a three piece family bathroom suite in white. Externally the property benefits from a detached garage to the rear which has electrics and laminate flooring and could be an entertaining space or home work place with parking for at least two cars in front of the garage and down the driveway. Lovely enclosed rear garden which is ideal for alfresco dining and has a good degree of privacy. Also of benefit is the security system, gas central heating and double glazing throughout.

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**Entrance Hall**

Entering the property reveals a window to the side elevation, a radiator and a wood floor. There is also under stairs storage.

**Lounge**

16' 5" x 10' 10" (5.0m x 3.30m)

The lounge has a window to the front elevation, a radiator and wooden flooring.

**Kitchen/Diner**

10' 0" x 17' 6" (3.04m x 5.34m)

The kitchen-diner has a window and French doors to the rear elevation, a radiator and a tiled floor. There is also modern range of fitted units with a one and a half sink and drainer, plumbing for a washing machine, an electric oven and gas hob with an extractor over. There is also space for a dining table and chairs.

**WC**

With an opaque window to the side elevation, a radiator, vinyl flooring, a WC and a basin.

**First Floor Landing**

The first floor landing has a window to the side elevation, access to the loft, a radiator and a carpeted floor.

**Bedroom One**

10' 7" x 10' 10" (3.22m x 3.29m)

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

**En-suite**

6' 6" x 5' 5" (1.98m x 1.65m)

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

**Bedroom Two**

8' 9" x 8' 11" (2.66m x 2.72m)

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

**Bedroom Three**

9' 5" x 8' 4" (2.88m x 2.55m)

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

**Bathroom**

5' 7" x 7' 0" (1.70m x 2.14m)

The bathroom has a heated towel rail, laminate flooring, a WC, vanity basin and a bath.

### Garage

The garage has twin doors to the front, electrics and laminate flooring. Ideal for a man cave or somewhere to work from home.

### Outside

With a tidy frontage and a block paved driveway providing ample off road parking. The rear garden is enclosed by perimeter fencing with patio area ideal for alfresco dining, a lawn and raised beds.

### Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

### Services

All mains services with the exception of mains gas 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.

### Viewing

By appointment only, telephone 01472 200666

### 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)

### Free Valuations

We offer a free valuation with no obligation, just call 01472 200666 or visit [www.croftsestateagents.co.uk](http://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

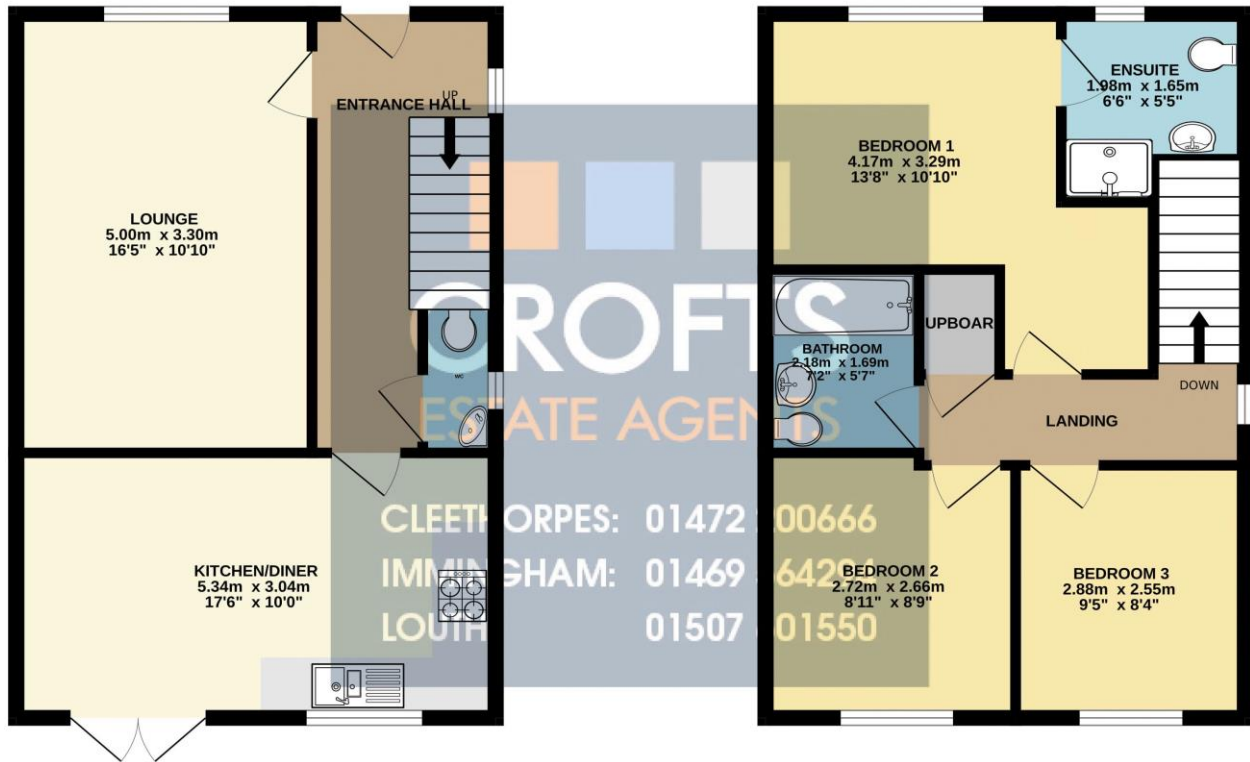
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

**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  
42.8 sq.m. (460 sq.ft.) approx.

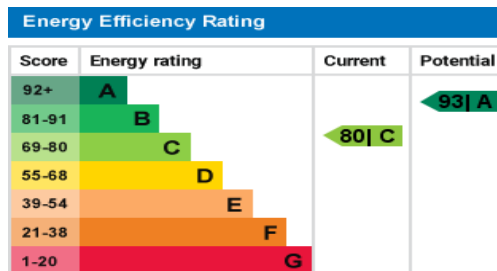
1ST FLOOR  
42.8 sq.m. (460 sq.ft.) approx.



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TOTAL FLOOR AREA : 85.6 sq.m. (921 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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