



CROFTS ESTATE AGENTS

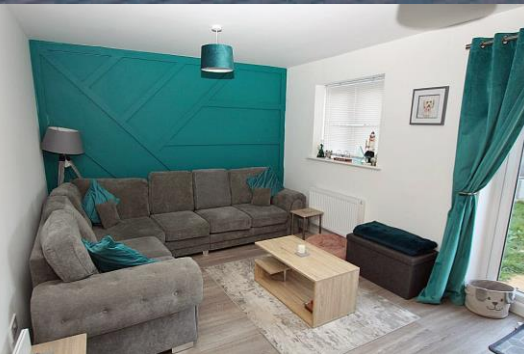
PASSIONATE ABOUT PROPERTY

CLEETHORPES
01472 200666

IMMINGHAM
01469 564294

LOUTH
01507 601550

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



Fenwick Road

Scartho Top
DN33 3SJ

£185,950

Crofts are delighted to be able to offer to the market this well presented three bedroom semi-detached house, found upon this popular development. Creating an ideal purchase for a variety of buyers this pleasant home benefits from gas central heating and uPVC double glazing and briefly comprises entrance hallway, cloakroom, kitchen / diner, living room, laning, family bathroom and three bedrooms with ensuite to the main bedrooms. Open plan frontage with driveway to the side, and fenced perimeter rear garden with lawn and gravelled patio area. Viewing is highly advised on this lovely home.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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Entrance Hallway

Pleasantly presented and being neutrally decorated. Central heating radiator. Staircase to the first floor.

Cloakroom

5' 7" x 2' 10" (1.706m x 0.861m)

uPVC double glazed window to the front elevation. Equipped with a pedestal wash hand basin and w.c. Central heating radiator.

Lounge

13' 6" x 16' 3" (4.105m x 4.962m) maximums

Attractively presented along with a feature wall, the living offers a range of wall and base units with contrasting work surfacing with inset sink and drainer. Integrated oven and four ring gas hob with stainless steel splashback wall guard. Plumbing and space for a washer and dryer. Space to accommodate an American styled fridge freezer. uPVC double glazed window to the front elevation. Wall mounted Ideal Logic boiler set into one of the wall units. Central heating radiator.

Kitchen/Breakfast Room

15' 8" x 9' 2" (4.773m x 2.788m)

A modern dining kitchen offering enough space to accommodate a dining table and chairs to seat four people. The kitchen itself offers a range of wall and base units with contrasting work surfacing with inset sink and drainer. Integrated oven and four ring gas hob with stainless steel splashback wall guard. Plumbing and space for a washer and dryer. Space to accommodate an American styled fridge freezer. uPVC double glazed window to the front elevation. Wall mounted Ideal Logic boiler set into one of the wall units. Central heating radiator.

First Floor Landing

Neutrally decorated.

Bedroom One

14' 7" into wardrobe x 9' 0" (4.454m x 2.751m)

The first of the double bedrooms has a built in wardrobe, central heating radiator and a uPVC double glazed window to the rear elevation. Door to the ensuite.

Ensuite

7' 5" x 4' 11" (2.266m x 1.486m)

Equipped with a close coupled w.c, pedestal wash hand basin and shower cubicle. Splashback tiling. Central heating towel radiator.

Bedroom Two

11' 7" x 9' 1" (3.521m x 2.757m) maximums

uPVC double glazed window to the front elevation. Central heating radiator.

Bedroom Three

10' 6" x 6' 11" (3.211m x 2.116m) maximums

uPVC double glazed window to the rear elevation. Central heating radiator.

Family Bathroom

5' 7" x 6' 11" (1.711m x 2.119m)

Offering uPVC double glazed window to the front elevation and being equipped with a close coupled w.c, pedestal wash hand basin and panelled bath. Splashback tiling. Central heating radiator.

Outside

Open plan frontage with driveway to the side. The rear garden has lawn and a paved and separate gravelled patio area. Fenced perimeter.

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 B: 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

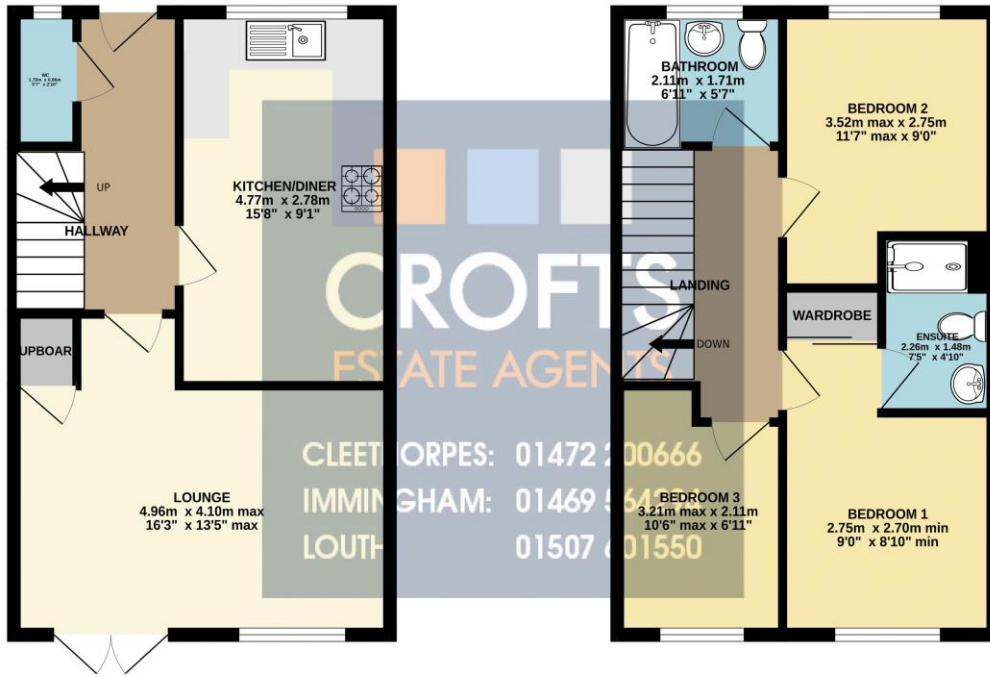
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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
39.4 sq.m. (424 sq.ft.) approx.

1ST FLOOR
39.2 sq.m. (422 sq.ft.) approx.



TOTAL FLOOR AREA: 78.6 sq.m. (846 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		93 A
81-91	B	81 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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