



# CROFTS ESTATE AGENTS

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



## Bayons Avenue

Scartho  
DN33 3LN

Offers in the Region Of  
£184,100

Crofts estate agents are delighted to offer for sale this spacious semi detached property which is located within the popular village of Scartho. Ideal for a young family, this property stands within a generous plot with a delightful rear garden and comes with viewing highly advised. Nearby there are a wide variety of local amenities and schools as well as Grimsby college and Hospital. Internal viewing will reveal the entrance hall, spacious lounge-diner and kitchen all to the ground floor. The first floor reveals three bedrooms, two being doubles and the bathroom with a white suite. Externally there are gardens to the front and rear with a detached brick garage and ample off road parking on the block paved driveway and the property also benefits from uPVC double glazing and gas central heating.

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#### Entrance Hallway

The entrance hall reveals a window to the front elevation, a radiator and a carpeted floor.

#### Lounge/Diner

22' 0" x 10' 9" (6.71m x 3.28m)

The lounge-diner has dual aspect windows to the front and rear elevation, coving to the ceiling, a radiator and a carpeted floor. There is also a feature fireplace.

#### Kitchen

8' 11" x 8' 8" (2.71m x 2.64m)

The kitchen has a window to the rear, door to the side, laminate flooring and a modern fitted kitchen with a sink and drainer, plumbing for a washing machine, an electric oven and hob with an extractor over and an integral fridge-freezer.

#### First Floor Landing

uPVC double glazed window to the side elevation. Loft access.

#### Bedroom One

10' 10" x 10' 8" (3.31m x 3.25m)

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

#### Bedroom Two

8' 11" x 10' 8" (2.71m x 3.24m)

Bedroom two has a window to the rear elevation, a radiator and a carpeted floor. There is also built in storage.

#### Bedroom Three

7' 7" x 7' 5" (2.31m x 2.26m)

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

#### Bathroom

5' 3" x 6' 0" (1.61m x 1.82m)

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

#### Outside

With a block paved driveway providing ample off road parking and a low maintenance area with established shrubs. A gate opens to reveal a continuation of the block paving and the rear garden and garage. With a lawn, spacious decked area ideal for alfresco dining, this is family friendly garden.

#### Garage

The garage has an up and over door, window to the side and electrics.

**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](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.

**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**

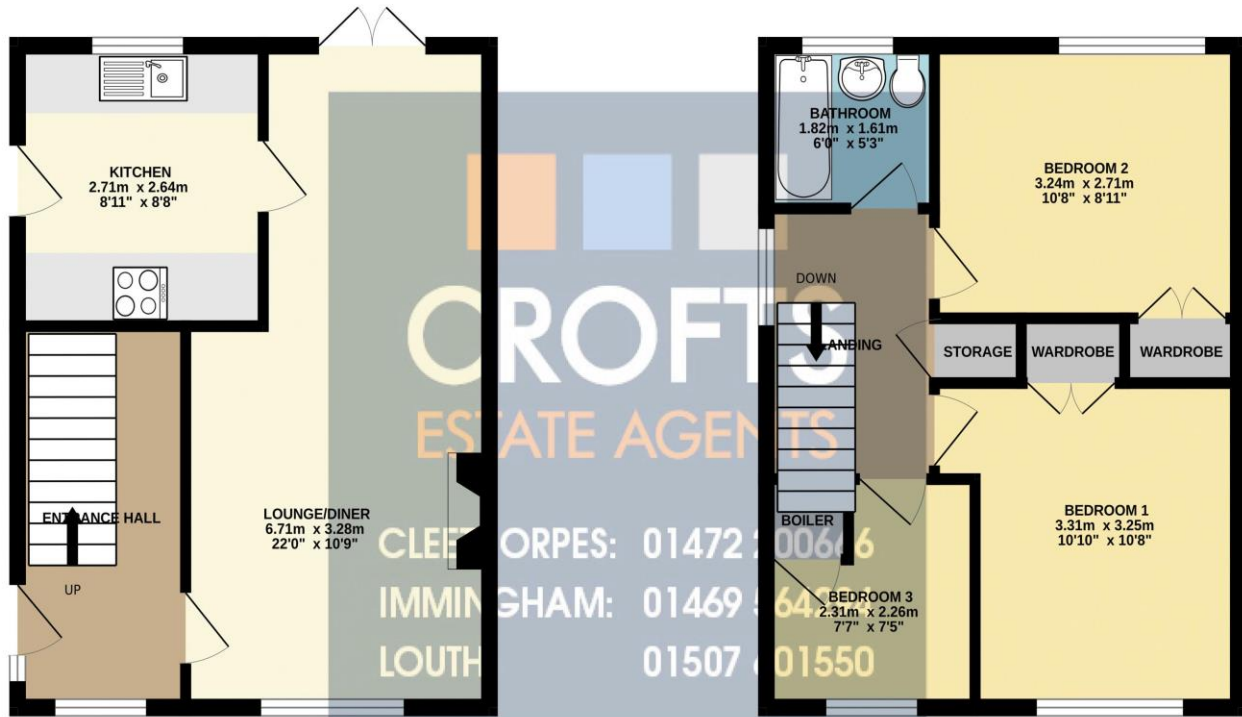
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

**STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**



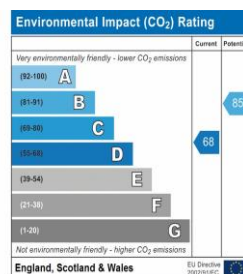
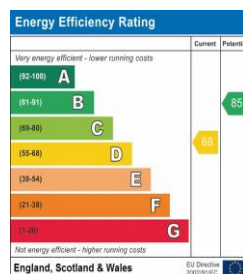
GROUND FLOOR  
34.1 sq.m. (367 sq.ft.) approx.

1ST FLOOR  
34.5 sq.m. (371 sq.ft.) approx.



TOTAL FLOOR AREA : 68.6 sq.m. (738 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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