



# CROFTS ESTATE AGENTS

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



## Stockham Court

Scartho Park  
DN33 3SZ

Offers in the Region Of  
£225,000

Crofts estate agents are delighted to offer for sale this spacious detached property which is located within a popular location within the village of Scartho. Ideal for a family and benefitting from a neutral finish this property comes with viewing highly advised. Nearby there are local amenities and the town centre and local bus routes are nearby. Internal viewing will reveal the entrance hall, lounge, dining room, kitchen, utility room and WC all to the ground floor. To the first floor there are four bedrooms, an en-suite and bathroom. Externally there are gardens to the front and rear, access to the integral garage, off road parking and the property also benefits from uPVC double glazing and gas central heating.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham :

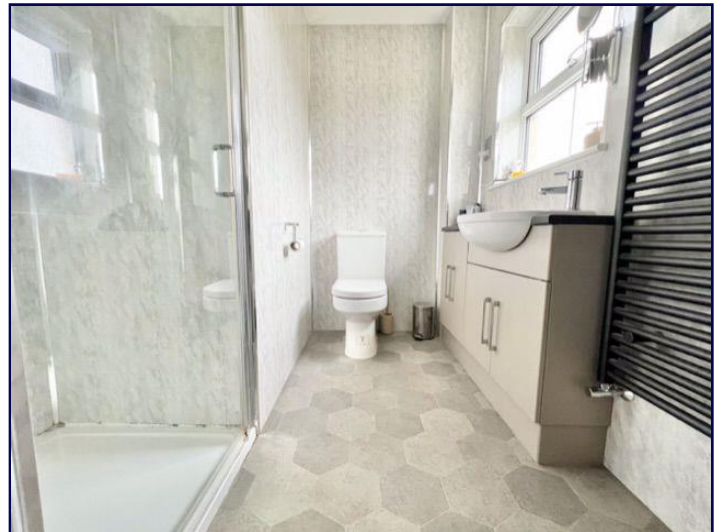
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#### Entrance Hall

Entering the property reveals coving to the ceiling, a radiator and wood effect flooring.

#### WC

The WC has a radiator, laminate flooring, a WC and a corner basin.

#### Lounge

14' 8" x 11' 0" (4.46m x 3.35m)

The lounge has a bay window to the front elevation, coving to the ceiling, a radiator and a carpeted floor.

#### Dining Room

9' 6" x 11' 0" (2.90m x 3.35m)

The dining room has sliding patio doors to the rear elevation, coving to the ceiling, a radiator and a carpeted floor.

#### Kitchen

14' 8" x 8' 10" (4.47m x 2.70m)

The kitchen has a window to the rear elevation, a radiator and wood effect flooring. There is also a range of fitted units with units to base and eye level with a one and a half sink and drainer and an electric double oven and a gas hob.

#### Utility room

6' 11" x 6' 9" (2.10m x 2.05m)

The utility room has a window to the rear elevation, door to the side, a radiator and wood effect flooring. There is a sink and drainer, plumbing for a washing machine and further fitted units.

#### Garage

15' 9" x 8' 6" (4.79m x 2.58m)

The garage has a door to the side elevation, extensive lighting and sockets and is boarded out so it can be used as an office, play room, gym or anything required. Also this could be taken out and then it would be a normal garage again.

#### First Floor Landing

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

#### Bedroom One

14' 5" x 10' 6" (4.40m x 3.19m)

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

#### En-suite

4' 2" x 7' 2" (1.27m x 2.19m)

The en-suite has an opaque window to the front elevation, a radiator and vinyl flooring. There is also a WC, vanity basin and a

shower cubicle with a mains operated shower and stylish wall boarding.

#### **Bedroom Two**

13' 9" x 9' 3" (4.19m x 2.81m)

Bedroom two has a window to the front elevation, a radiator and wood effect flooring. There are also built in wardrobes.

#### **Bedroom Three**

9' 9" x 10' 2" (2.96m x 3.09m)

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

#### **Bedroom Four**

8' 5" x 9' 7" (2.56m x 2.91m)

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

#### **Bathroom**

6' 2" x 7' 3" (1.87m x 2.20m)

The bathroom has an opaque window to the rear elevation, a radiator, partially tiled walls and vinyl flooring. There is also a modern suite with a WC, basin and a bath.

#### **Outside**

To the front there is a tidy garden space and a driveway providing off road parking for two vehicles. A gate opens to the side to reveal the rear garden with a great sized lawn, patio area ideal for alfresco dining and an area ideal for eating alfresco in the shade from the sun.

#### **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.

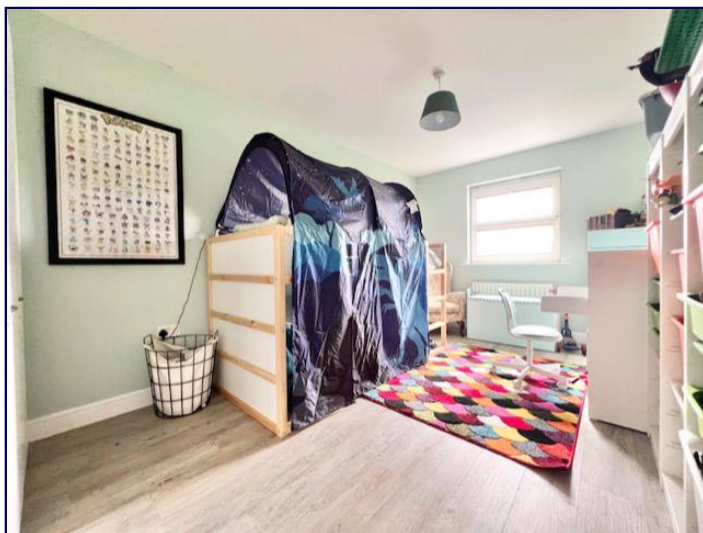
#### **Property Management**

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.**



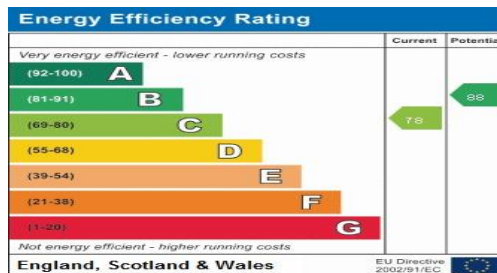
GROUND FLOOR  
62.7 sq.m. (675 sq.ft.) approx.

1ST FLOOR  
57.9 sq.m. (623 sq.ft.) approx.



TOTAL FLOOR AREA: 120.6 sq.m. (1298 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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