



# CROFTS ESTATE AGENTS

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



## Worlaby Road

Scartho  
DN33 3JP

Offers in the Region Of  
£176,000

Crofts estate agents are delighted to offer for sale this EXTENDED semi detached property which is located within the village of Scartho. Extended all the way across the rear of the property to create a kitchen-diner and larger sitting room there is also a conservatory giving this property a fantastic downstairs living space. There are also three bedrooms, a bathroom and WC. There are a wide variety of local amenities, eateries, schools and good bus links within the village. Externally there are gardens to the front and rear, off road parking and a garage and the property also benefits from majority uPVC double glazing and gas central heating.

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**Entrance Hall**

Entering the property reveals a window to the side elevation, coving to the ceiling, a radiator and laminate flooring. There is also a built in cupboard.

**Lounge**

12' 10" x 12' 6" (3.92m x 3.82m)

The lounge has a bay window to the front elevation, coving to the ceiling, a radiator and a carpeted floor. There is also a feature fire place.

**Sitting Room**

15' 11" x 8' 8" (4.85m x 2.65m)

The sitting room benefits from the extension with patio doors to the conservatory, coving to the ceiling, a radiator and a carpeted floor.

**Conservatory**

7' 4" x 8' 1" (2.24m x 2.46m)

The conservatory has tri aspect windows, a door to the side elevation and a tiled floor.

**Kitchen**

15' 11" x 9' 8" (4.85m x 2.94m)

Again benefitting from the extension with a window to the rear elevation, door to the side, a radiator and laminate flooring. There is also a range of fitted units with a one and a half sink and drainer, plumbing for a washing machine and space for a table and chairs.

**First Floor Landing**

With a window to the side elevation and a carpeted floor.

**Bedroom One**

11' 8" x 9' 0" (3.56m x 2.75m)

Bedroom one has a bay window to the front elevation, a radiator and a carpeted floor. There is also a range of fitted wardrobes.

**Bedroom Two**

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

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

**Bedroom Three**

8' 11" x 7' 4" (2.72m x 2.24m)

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

**Bathroom**

6' 2" x 5' 7" (1.87m x 1.70m)

The bathroom has an opaque window to the rear elevation, a radiator, vinyl flooring, a basin and a bath.

**WC**

With an opaque window to the rear elevation, a WC and basin.

### **Garage**

The garage has an up and over door and a window to the side elevation.

### **Outside**

With a driveway to the front offering off road parking and also a gate into the rear garden. There is also a low maintenance garden space. The rear garden has a patio area ideal for alfresco dining, a lawn, established shrubs and is enclosed with perimeter fencing.

### **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

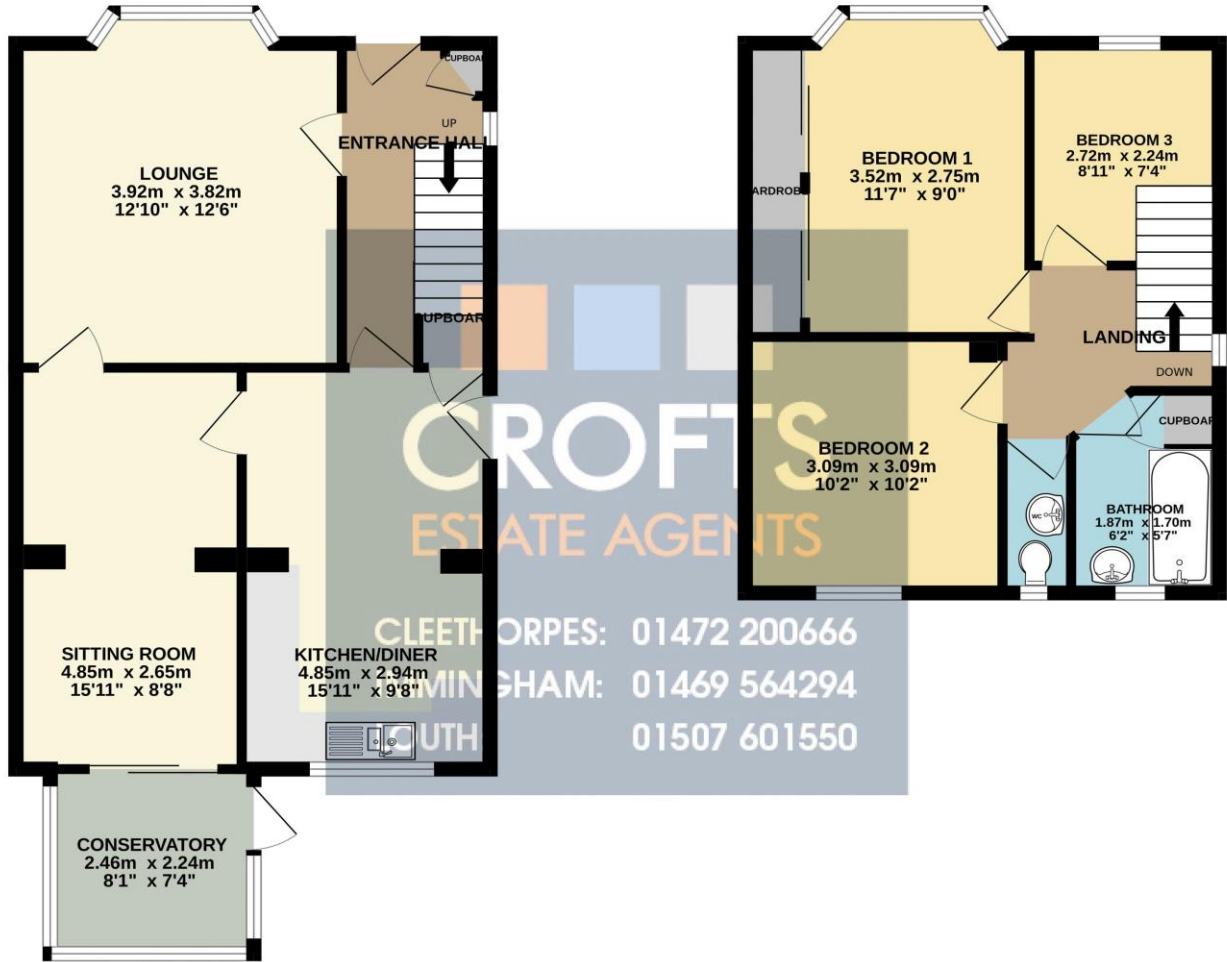
**STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

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GROUND FLOOR  
54.3 sq.m. (585 sq.ft.) approx.

1ST FLOOR  
37.6 sq.m. (405 sq.ft.) approx.



TOTAL FLOOR AREA: 91.9 sq.m. (990 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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