



9 Crake Avenue Scartho, North East Lincolnshire DN33 3NB

Situated in a quiet cul sac directly off Pelham Avenue is this individually built DETACHED HOUSE which stands in stunning well stock gardens. The property was constructed by the original owners with accommodation including: Spacious entrance hall, cloaks/wc, lounge, sitting room and separate dining room plus a fitted kitchen/breakfast room. To the first floor there are three double bedrooms and a spacious bathroom/wc. Gas central heating system. Double glazing. Large detached brick garage. Established gardens with a WEST facing rear garden including stable/workshop. NO CHAIN. EARLY VIEWING RECOMMENDED.

£375,000

- INDIVIDUALLY DESIGNED DETACHED HOUSE
- STUNNING GARDENS
- THREE RECEPTION ROOMS
- FITTED KITCHEN & CLOAKS/WC
- THREE DOUBLE BEDROOMS
- SPACIOUS BATHROOM
- GAS CENTRAL HEATING SYSTEM
- DOUBLE GLAZING
- BRICK GARAGE
- NO FORWARD CHAIN



ACCOMMODATION

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MEASUREMENTS

All measurements are approximate.

GROUND FLOOR

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ENTRANCE HALL

This welcoming entrance hall is approached via a double glazed door with matching windows, radiator and an open arch leads into the main hallway which has access to all ground floor rooms with a white painted staircase leads up to the first floor.



ENTRANCE HALL



CLOAKS/WC

Fitted with a suite in white comprising a low flush wc and a pedestal wash hand basin which has a mirror above. Double glazed window, extractor fan and radiator.



LOUNGE

15'7" x 14'2" (4.77 x 4.33)

With views over the fabulous rear garden via a double glazed window and approached via two glass doors from the hallway, is the superb lounge which has an oak style fire surround set with a decorative tiled hearth and being inset with a gas fire. There is a smaller double glazed window to the side elevation, radiator and coving to ceiling.



LOUNGE



SITTING ROOM

10'2" x 12'0" (3.10 x 3.68)

With access via double doors from either the entrance hall or lounge this lovely second sitting room has two wall light points, radiator and a double glazed patio doors opening onto the rear garden.



DINING ROOM

14'3" x 14'11" (4.35 x 4.56)

This spacious formal dining room has two double glazed windows, radiator and coving to ceiling.



KITCHEN/BREAKFAST ROOM

14'10" x 10'0" (4.54 x 3.05)

Fitted with a range of cream base and wall units incorporating an electric oven, hob with an extractor above. The contrasting mottle work surfaces are inset with a cream resin sink unit with space beneath for dishwasher etc. In addition there is a small breakfast bar. Contrasting tiled splash backs. Radiator. Two wall lights situated above the double glazed window. Coving to ceiling. Vinyl flooring.



KITCHEN/BREAKFAST ROOM



FIRST FLOOR

LANDING

Coving to ceiling



BEDROOM 1

15'8" x 11'11" (4.78 x 3.64)

A fabulous main bedroom having a dual aspect with two double glazed windows, radiator and two banks of floor to ceiling wardrobes. In addition there is a walk in dressing room which leads into the eaves providing excellent storage.



BEDROOM 1



BEDROOM 2

13'1" x 12'0" (4 x 3.66)

Two double glazed windows, radiator and a fitted wardrobe cupboard.



BEDROOM 2



BEDROOM 3

13'3" x 9'10" (4.04 x 3)

Double glazed windows, radiator and again having a double wardrobe cupboard.



BEDROOM 3



BATHROOM/WC

7'11" x 7'3" (2.42 x 2.21)

Fitted with a suite in white comprising a panelled bath with shower and screen above, a bidet, a low flush wc and a pedestal wash hand basin. Tiled walls, coving and inset spot lights to ceiling.



BATHROOM/WC



OUTSIDE



DETACHED BRICK GARAGE

10'11" x 29'5" (3.35 x 8.99)

This extra long garage has an electric door to the front plus a personal door to the side. There is a small utility area with plumbing for an automatic washing machine and is fitted with a stainless steel sink unit. Light and power.



THE GARDENS

This property stands on a substantial plot with the fore garden screen from the road by a well maintained privet hedge, the remainder of this garden is lawned inset with bushes and small trees, a wide concrete driveway provides off road parking for two cars. The delightful rear garden is a keen gardener's dream with an excellent sized lawn which is edged with well stocked borders providing a burst of colour during the summer months. In addition there is a rockery (formerly a pond) and two patio areas situated close to the house ideal for outside entertaining. A small path leads to the rear of the garden where there is a screened store. Between the garage and the main house is a covered walk way which extends into a paved courtyard housing the green house.



THE GARDENS



THE GARDENS



STABLE & HAY STORE

Formerly a stable this is now used by the current owners as a garden store, this area is sheltered from the main garden by timber trellis work.

STABLE

12'0" x 10'1" (3.66 x 3.09)

Stable door, light and power.

HAYLOFT

10'0" x 6'11" (3.05 x 2.11)

TENURE - FREEHOLD

We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

COUNCIL TAX BAND & EPC RATING

Council Tax Band - D

EPC -

VIEWING ARRANGEMENTS

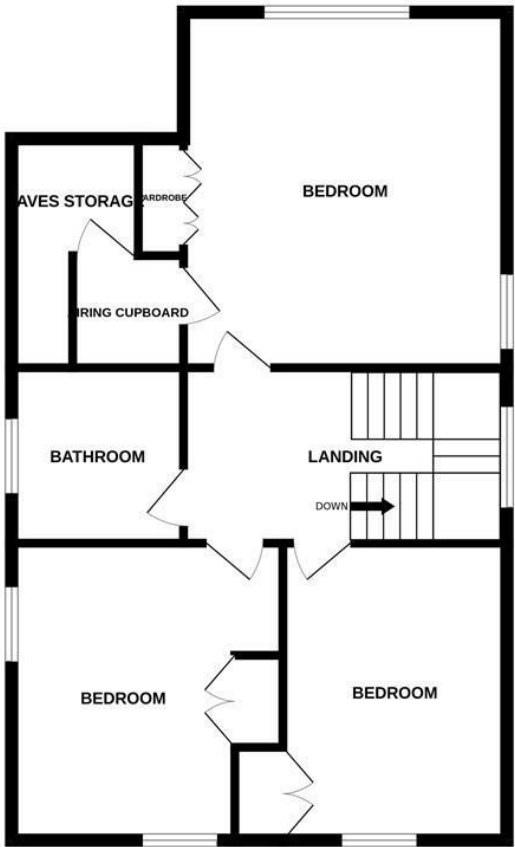
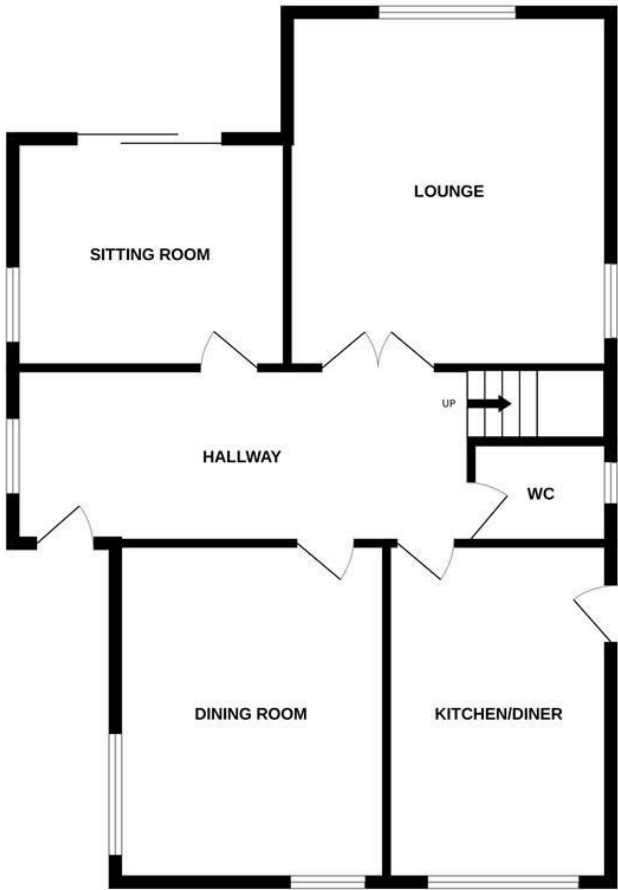
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

OPENING TIMES

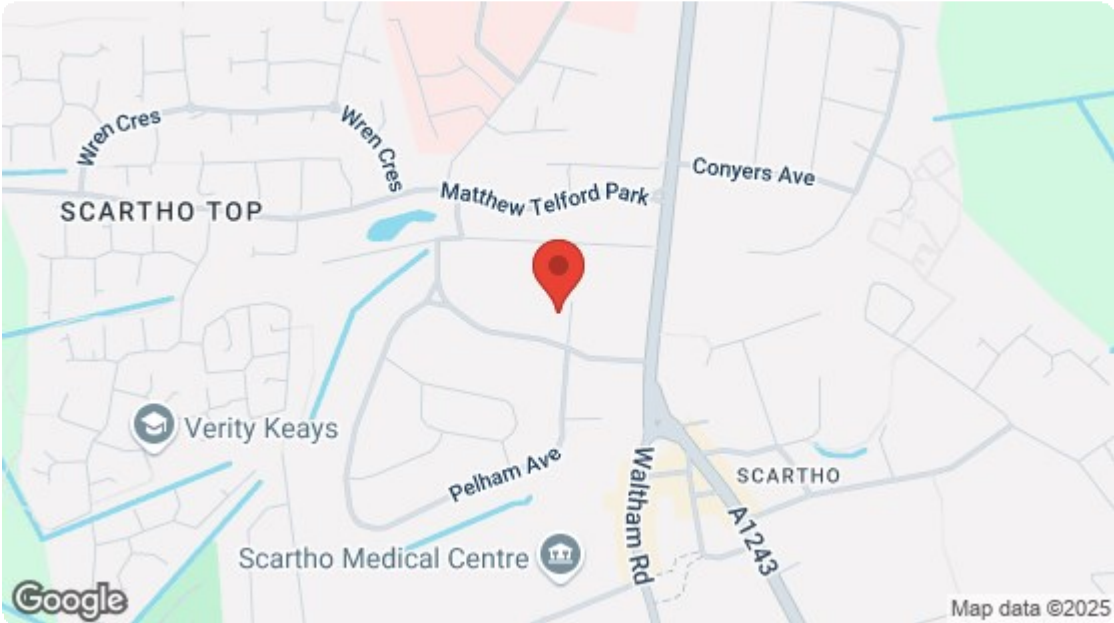
Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm

GROUND FLOOR

1ST FLOOR



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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C	64	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firms employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.