



# CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

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



Asgard Way  
Scartho Top  
Grimsby  
DN33 3RJ

Offers in the Region Of  
£255,000

**\*\*Currently let but will be available for Summer 2025\*\*** Crofts estate agents are delighted to offer for sale this modern and spacious detached family property located within the ever popular Scartho Top development. Ideal for a family, this property is expected to be popular and therefore comes with viewing highly advised. Nearby there are a wide variety of local amenities in the Scartho village centre and also schools for children of all ages. Internal viewing will reveal the entrance hall, lounge, kitchen-diner, WC, four bedrooms, an en-suite and family bathroom. There is also an integral garage, a driveway for off road parking and gardens to the front and rear 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:

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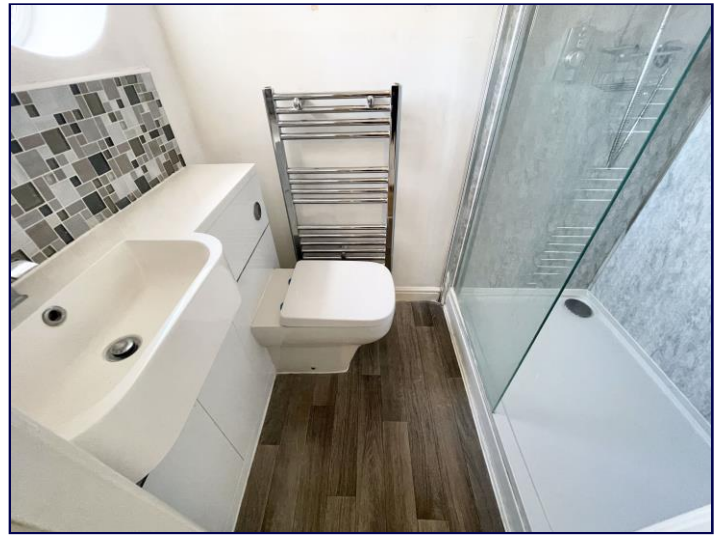
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#### Entrance Hall

Entering the property reveals a radiator and wooden flooring.

#### Lounge

18' 3" x 10' 10" (5.55m x 3.31m)

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

#### Kitchen/Diner

12' 8" x 23' 8" (3.87m x 7.22m)

The kitchen-diner has two windows and French doors to the rear elevation, a heated towel rail and vinyl flooring. There is also a modern fitted kitchen with a ceramic sink and drainer, an integral fridge-freezer and dish washer and good space for a dining table and chairs.

#### WC

With an opaque window to the side elevation, vinyl flooring, a WC and a basin.

#### Integral Garage

16' 5" x 7' 9" (5.01m x 2.37m)

With a door off the entrance hall and up and over door to the driveway.

#### First Floor Landing

The first floor landing has a window to the side elevation, access to the loft, a radiator, carpeted floor and two built in cupboards.

#### Bedroom One

15' 11" x 10' 10" (4.85m x 3.31m)

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

#### En-suite

6' 3" x 3' 10" (1.90m x 1.16m)

The en-suite has an opaque window to the front elevation, a heated towel rail and vinyl flooring. There is also a white suite with a WC, vanity basin and a shower cubicle with a mains shower.

#### Bedroom Two

11' 11" x 11' 1" (3.62m x 3.37m)

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

#### Bedroom Three

6' 4" x 12' 6" (1.93m x 3.81m)

Bedroom three has a window to the rear elevation, a radiator and laminate flooring.

**Bedroom Four**

6' 4" x 11' 2" (1.93m x 3.41m)

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

**Bathroom**

5' 3" x 7' 9" (1.60m x 2.37m)

The bathroom has an opaque window to the side elevation, a heated towel rail and vinyl flooring. There are also partially tiled walls, a WC, basin and a bath.

**Outside**

With a low maintenance frontage with off road parking. The rear garden is enclosed with perimeter fencing and also has a lawn, established shrubs and a patio area ideal for alfresco dining.

**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**

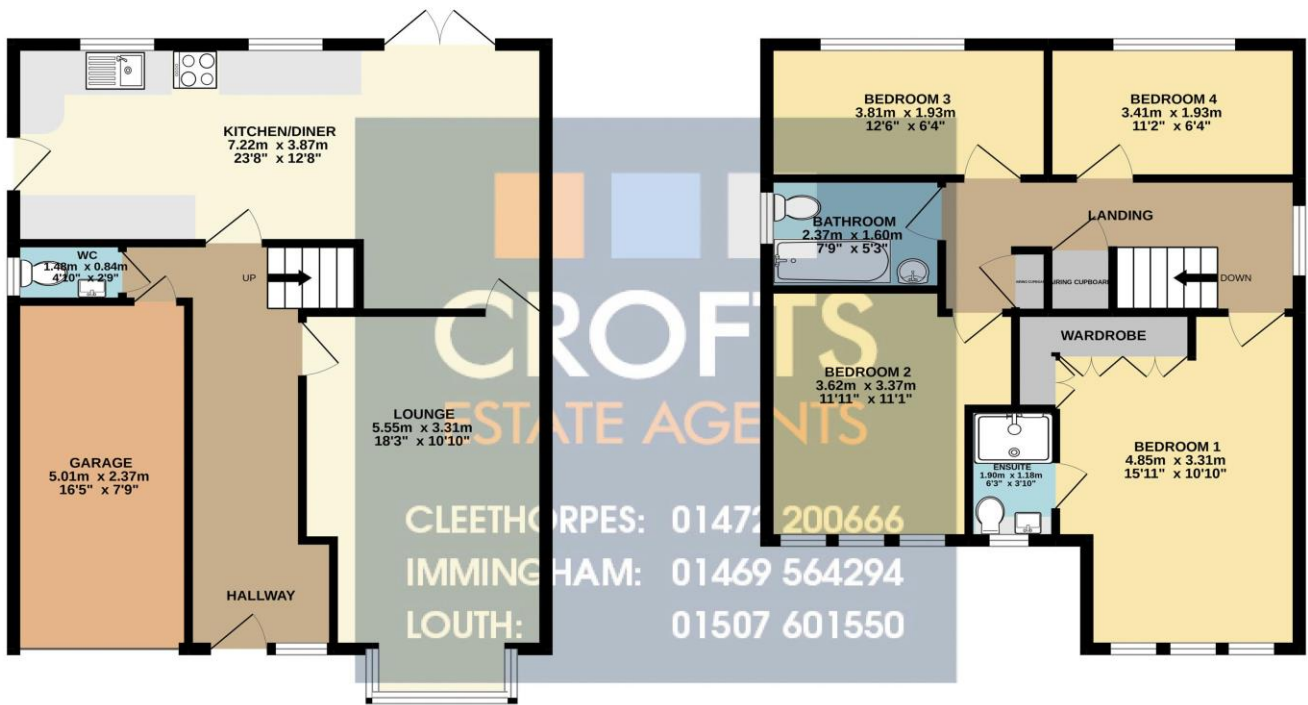
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

**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  
64.3 sq.m. (692 sq.ft.) approx.

1ST FLOOR  
56.2 sq.m. (605 sq.ft.) approx.



TOTAL FLOOR AREA : 120.5 sq.m. (1297 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		
81-91	B		83   B
69-80	C	72   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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