



# CROFTS ESTATE AGENTS

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



## Lilac Court

Scartho  
DN33 3LR

Offers in the Region Of  
£136,950

Coming to the market with NO FORWARD CHAIN is this beautifully presented and cared for one bedroom ground floor purpose built over 55 apartment. Set facing onto the stunning communal gardens with easy access to the communal garden, community room, laundry, visitors apartment and parking, this super home briefly comprises entrance porch, lounge dining room, kitchen breakfast room, central lobby with storage and large bedroom with built in wardrobes. This adapted home offers secure living with pulled cord personal alarms in each room connecting direct to care wardens. The complex has regular activities in the community room with accommodation available to visitors in a self contained apartment. The current ground rent is £74.88 and a monthly service and maintenance charge of £82 which includes the warden control alarms. The property has 63 year lease remaining.

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#### Entrance porch

4' 7" x 3' 9" (1.39m x 1.15m)

The entrance porch has uPVC frosted door to the communal gardens with neutral decor, carpet and ceiling light.

#### Lounge diner

19' 3" x 14' 5" (5.87m x 4.39m)

A spacious lounge dining room has distinct areas for both activities plus area for a computer work station. The room has cream and green decor to coving, uPVC full length window and sliding door to the patio area, radiator, ceiling light, biscuit colour carpet and feature sand stone effect electric fireplace which can be removed if required.

#### Kitchen breakfast room

11' 0" x 9' 9" (3.35m x 2.96m)

A well fitted wood kitchen has granite effect roll top work tops with integral appliances including, electric hob with extractor over and electric oven grill. There is space for tall fridge freezer and washing machine. The room has a cream single sink drainer, light brown splash back tiling, cream tile effect vinyl floor, floating uPVC bay window with blind, ceiling light and grey decor with coving.

#### Lobby

10' 11" x 6' 6" (3.33m x 1.99m)

A good sized lobby area has three large storage cupboards, cream decor to coving, biscuit colour carpet, ceiling light and radiator.

#### Bedroom

10' 11" x 15' 1" (3.34m x 4.60m)

A very good sized double bedroom has fitted wardrobes draws and dressing table area to one side of the room, neutral cream decor with feature wall to coving, biscuit colour carpet, floating uPVC bay window with blinds, pendant light and radiator.

#### Bathroom

7' 10" x 6' 5" (2.39m x 1.95m)

A well presented modern shower room has large full width walk in shower with curved glass screen, cloudy white splash back tiling, matching white vanity sink and WC with cream storage units. The room has cream vinyl and decor to coving, radiator, frosted uPVC with fitted blind and ceiling light.

#### Communal gardens

The complex is surrounded by well tended gardens and neat well maintained pathways

#### Community centre

A super well used community centre is the hub of activities and as well as regular owner inspired get togethers and clubs the centre is also available for private hire.

**Laundry room**

There is a communal laundry for all residents with separate outdoor drying area if required.

**Visitors accommodation**

There is a community visitors accommodation unit available for rent for people to stay whilst visiting.

**Personal alarms**

There are pull cord alarms in each room including lobby areas, directly linked to warden control.

**Tenure**

Believed to be Leasehold, 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.

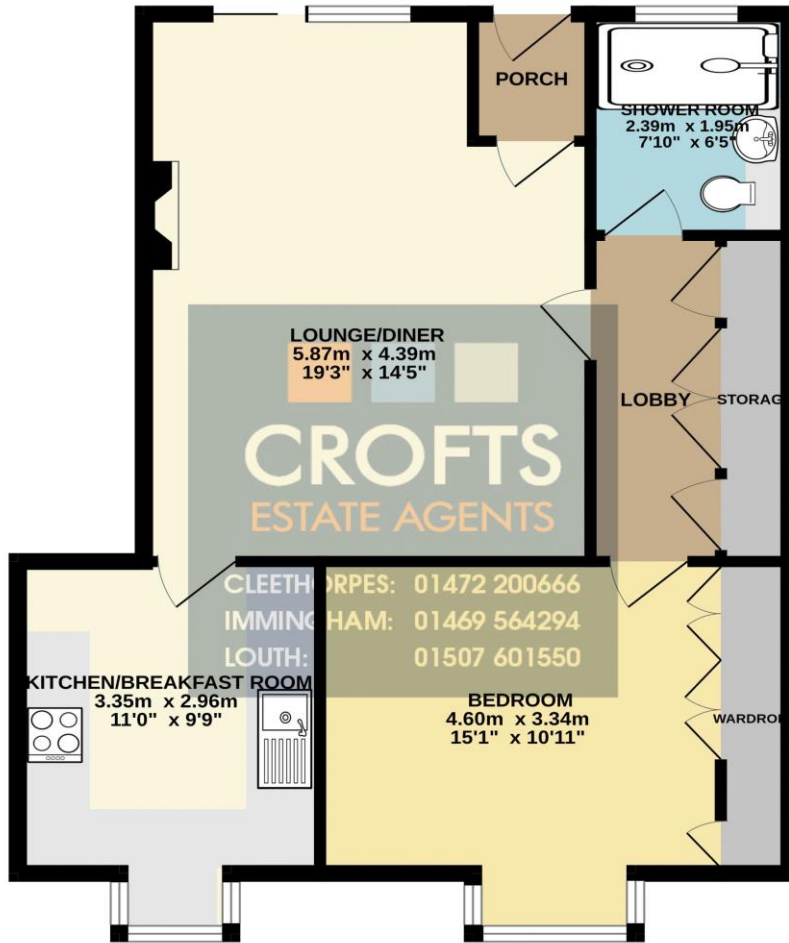
**Mortgage and Financial Advice**

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  
64.1 sq.m. (690 sq.ft.) approx.



TOTAL FLOOR AREA : 64.1 sq.m. (690 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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