



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

CLEETHORPES
01472 200666

IMMINGHAM
01469 564294

LOUTH
01507 601550

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



5 Permain Close
Scartho
DN33 2FB

Offers in the Region Of
£325,000

Crofts are pleased to bring to the market with the possibility of NO FORWARD CHAIN for the right offer is this stunning FOUR BEDROOM DETACHED home. Set on a QUIET MODERN CUL-DE-SAC with easy access to woodland walks, this super family home has been modernised and improved to a very high standard far beyond its original build. The property has a stunning new open plan kitchen diner breakfast room with granite work tops, under floor heating, quality Bosch and NEFF appliances and mood lighting, stunning recently done quality master en suite shower room and family bathroom plus new laminated glass and oak balustrade. Outside the rear garden offers views to die for with manicured lawn and three separate patio areas with the front of the property offering off road parking for three cars on block paved driveway plus integral single garage with electric door. A must see property!

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham :

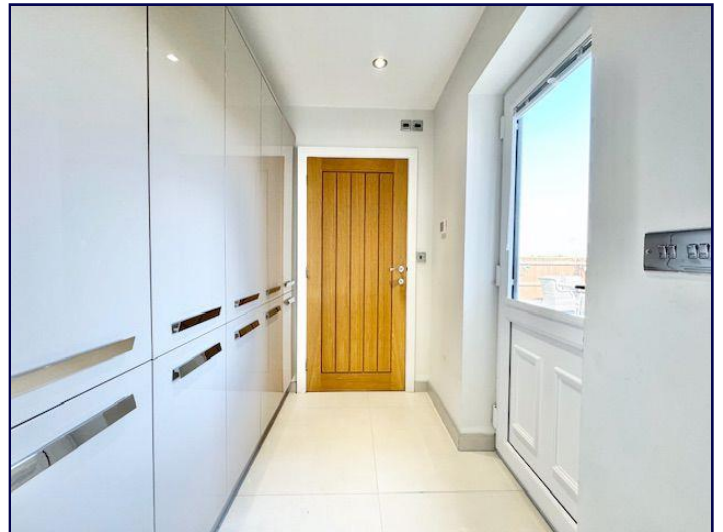
Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk



Entrance Hallway

Composite entry door with two adjoining glazed panels. Stairs to the first floor with glass balustrade. Central heating radiator.

Living Room

15' 5" x 11' 7" (4.697m x 3.524m)

A lovely sized room pleasantly decorated and having uPVC double glazed window to the front elevation. Central heating radiator.

Kitchen/Diner

11' 3" x 28' 2" (3.436m x 8.591m) max

A stylish fitted kitchen offering an excellent complement of fitted units with granite work surfacing with inset one and a half sink. Integrated eye level double oven and a five ring gas hob with extractor over. Integrated dishwasher and wind fridge. Space and plumbing for an American styled fridge freezer. Fitted water softener. uPVC double glazed window and French doors to the rear elevation. Under floor heating.

Utility

6' 8" x 5' 5" (2.039m x 1.661m)

uPVC double glazed entry door to the side elevation. Fitted with a complement of floor to ceiling units creating useful storage and housing plumbing for a washing machine.

Cloakroom

3' 6" x 6' 5" (1.066m x 1.944m)

uPVC double glazed window to the side elevation and fitted with a w.c and wall mounted wash hand basin. Splashback tiling. Fitted extractor.

First Floor Landing

Coving and loft access to the ceiling. Storage cupboard. Central heating radiator.

Family Bathroom

7' 4" x 8' 8" (2.228m x 2.653m)

Fitted with a close coupled w.c, corner shower, vanity wash hand basin and a panelled bath. Tiling to the wall. Down lighting. uPVC double glazed window to the rear. Under floor heating.

Bedroom One

14' 0" x 11' 8" (4.278m x 3.547m)

uPVC double glazed window to the front elevation. Central heating radiator. Fitted wardrobes.

Ensuite

5' 1" x 6' 1" (1.544m x 1.851m)

uPVC double glazed window to the front elevation. Fitted with a w.c, wash hand basin and corner shower. Tiling to the walls. Down lighting and fitted extractor. Central heating towel radiator and under floor heating.

Bedroom Two

11' 4" x 9' 10" (3.452m x 2.995m)

uPVC double glazed window to the rear elevation. Central heating radiator.

Bedroom Three

17' 4" max x 8' 10" (5.285m x 2.685m)

uPVC double glazed window to the front. Central heating radiator.

Bedroom Four

7' 5" x 8' 9" (2.258m x 2.673m)

uPVC double glazed window to the rear elevation. Central heating radiator.

Garage

18' 0" x 9' 0" (5.479m x 2.745m)

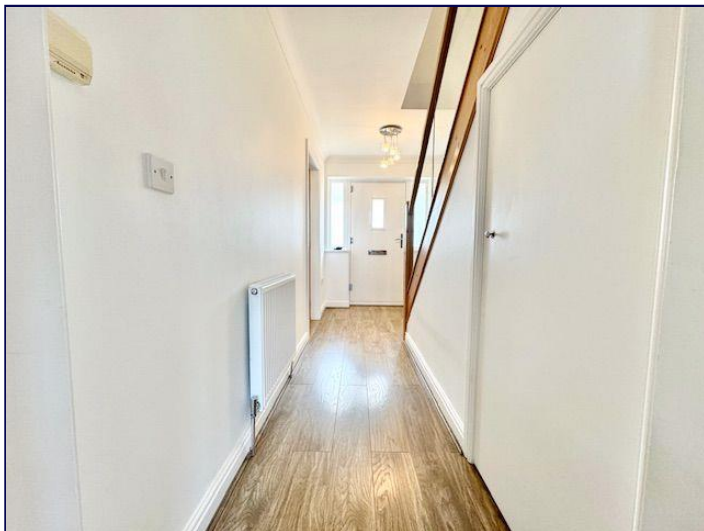
Containing the Ideal gas boiler and having electric door to the front and personal door from the hall.

Front garden

The front garden has an open extended block paved driveway for three cars plus entrance to integral garage with electric door. The garden is laid to lawn with blue slate borders and timber gate to the rear garden.

Rear garden

The rear garden is very smartly presented with neat lawn centred three separate well laid slab patio areas to the corners to follow the sun and to lounge upon. The garden has slab path to gate to front, electric sockets, outdoor lighting and timber fencing to the perimeter with views to the rear over open fields.



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 and 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

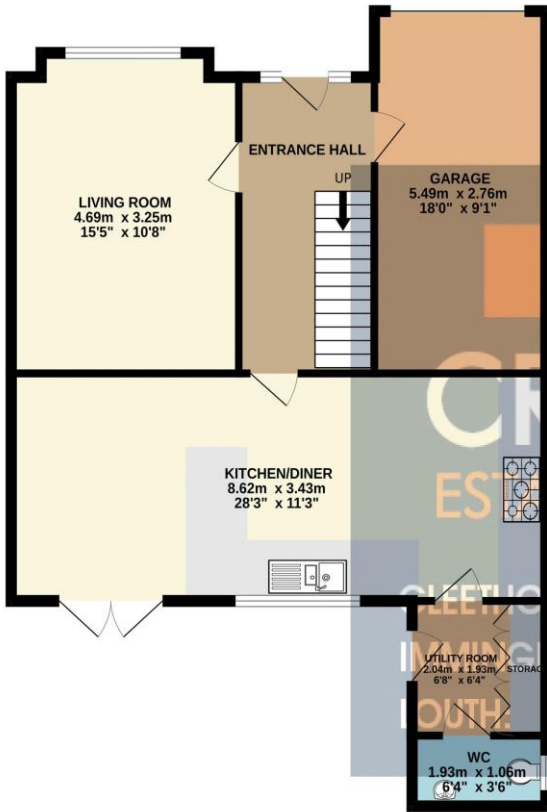




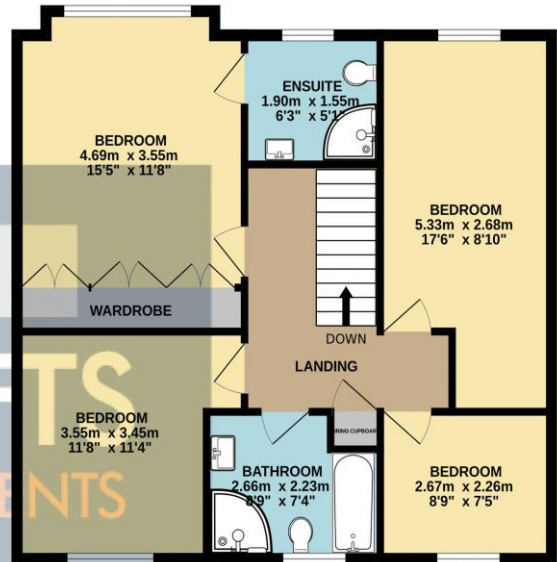
OPEN 7 DAYS A WEEK

Monday to Thursday 9am to 5.30pm (Tuesday opening 9.30am)
Friday 9am to 6.00pm
Saturday 9am to 3.00pm
Sunday 11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR
78.6 sq.m. (846 sq.ft.) approx.



1ST FLOOR
69.2 sq.m. (745 sq.ft.) approx.



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TOTAL FLOOR AREA: 147.8 sq.m. (1591 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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