



# CROFTS ESTATE AGENTS

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



Louth Road

Scartho  
DN33 2ER

£179,950

NO FORWARD CHAIN. End terrace, rear garden, kitchen-diner, lounge, WC, utility, three bedrooms, bathroom, front and rear garden. Ideal for first time buyer, family or investor, would rent for approx £775 pcm. Nearby to a wide variety of local amenities with the village of Scartho being well served and also good schools for children of all ages. uPVC double glazing with many windows replaced since 2020, gas central heating and also a full re-wire.

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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.

### Lounge

11' 11" x 13' 6" (3.63m x 4.12m)

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

### Kitchen/Diner

11' 8" x 22' 5" (3.55m x 6.83m)

The kitchen-diner has a window and French doors to the rear elevation, a radiator and both laminate and vinyl flooring. There is also a range of fitted units with a one and a half sink and drainer and a good space for a dining table and chairs.

### Utility room

6' 11" x 6' 2" (2.10m x 1.88m)

The utility room has a window and door to the side elevation, laminate flooring and plumbing for a washing machine.

### WC

2' 11" x 6' 2" (0.90m x 1.88m)

The WC has vinyl flooring, a WC and basin.

### First Floor Landing

With a window to the side elevation, coving to the ceiling and a carpeted floor.

### Bedroom One

11' 11" x 13' 6" (3.62m x 4.11m)

Bedroom one has a window to the front elevation, coving to the ceiling, a radiator and a carpeted floor.

### Bedroom Two

11' 7" x 13' 7" (3.54m x 4.15m)

Bedroom two has a window to the rear elevation, coving to the ceiling, a radiator and a carpeted floor. There is also a built in cupboard.

### Bedroom Three

7' 2" x 6' 8" (2.19m x 2.02m)

Bedroom three has a window to the front elevation, coving to the ceiling, a radiator and a carpeted floor. There is also access to the loft.

### Bathroom

5' 10" x 8' 2" (1.79m x 2.48m)

The bathroom has an opaque window to the rear elevation, coving to the ceiling, a radiator and a carpeted floor. There is also a white suite with a WC, basin and a P shaped bath with a glass screen and mains shower.

## Outside

With low maintenance gardens to both the front and rear.

## 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

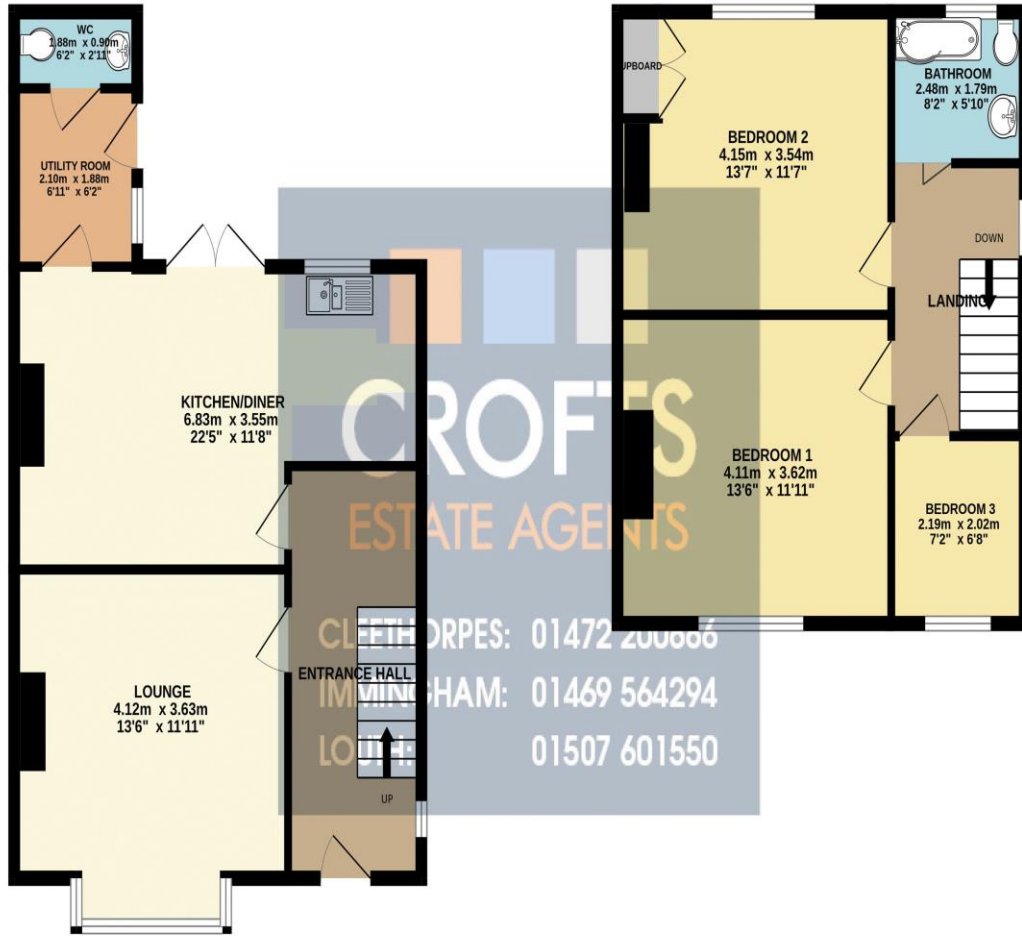
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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



GROUND FLOOR  
50.6 sq.m. (545 sq.ft.) approx.

1ST FLOOR  
43.6 sq.m. (470 sq.ft.) approx.



TOTAL FLOOR AREA: 94.3 sq.m. (1015 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		
55-68	D	60   D	
39-54	E		
21-38	F		
1-20	G		

**DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS** Although we have taken great care to insure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. In particular any information provided in respect of tenure, council tax, rateable values etc has been given in good faith and whilst believed to be correct, may be subject to amendment. Any references to the condition, use or appearance of the property are made for guidance only, and no warranties are given or implied by this information. It is not Crofts policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquires, in order to ensure that any necessary consents have been obtained. All measurements are approximate and are for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purpose only, and are not for any other use but guidance & illustration. Crofts have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore verify that they are in working order, or fit for their intended purpose. These details do not form any part of any contract, and unless specifically stated otherwise, furnishings and contents are not included within this sale.