



# 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



17 Amberley Close  
Scartho Top  
DN33 3TJ

Offers in the Region Of  
£249,950

IDEAL FAMILY HOME - LARGE DECKED PERGOLA AREA OFF THE SITTING ROOM CREATING A LOVELY AREA TO RELAX - Located within a popular residential location is this spacious detached family home. With a long driveway providing off road parking and access to the garage and also garden spaces to the front and rear. Nearby there are a wide variety of local amenities and schools. Internal viewing will reveal the entrance hall, WC, kitchen-diner, utility, sitting room and lounge to the ground floor. The first floor reveals four bedrooms, an en-suite and bathroom. 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

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**Entrance Hall**

Entering the property reveals a radiator and a carpeted floor.

**WC**

3' 6" x 4' 10" (1.07m x 1.48m)

The WC has an opaque window to the front elevation, a radiator, carpeted floor, WC and a basin.

**Lounge**

16' 2" x 10' 7" (4.94m x 3.23m)

The lounge has a window to the front elevation, a radiator and a carpeted floor. There is also a feature fire place and double doors to the sitting room.

**Sitting Room**

8' 8" x 7' 4" (2.63m x 2.24m)

The sitting room has a door with a window either side to the rear elevation, a radiator and a carpeted floor.

**Kitchen/Diner**

19' 2" x 11' 11" (5.83m x 3.63m)

The kitchen-diner has dual aspect windows to the side and rear elevation, a radiator and a tiled floor. There is also a range of fitted units with a one and a half sink and drainer, dishwasher, electric oven and gas hob with an extractor over.

**Utility room**

5' 7" x 4' 10" (1.70m x 1.48m)

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

**First**

**Floor**

**Landing**

With access to the loft, the airing cupboard, a radiator and a carpeted floor.

**Bedroom One**

13' 0" x 10' 10" (3.97m x 3.30m)

Bedroom one has a window to the front elevation, a radiator and a carpeted floor. There are also fitted wardrobes.

**En-suite**

6' 5" x 5' 8" (1.95m x 1.72m)

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

**Bedroom Two**

11' 11" x 8' 10" (3.63m x 2.68m)

Bedroom two has a window to the front elevation, a radiator and a carpeted floor. There are also fitted wardrobes.

**Bedroom Three**

8' 11" x 8' 3" (2.72m x 2.52m)

Bedroom three has a window to the rear elevation, a radiator and a carpeted floor. There are also fitted wardrobes.

#### **Bedroom Four**

8' 10" x 7' 6" (2.70m x 2.29m)

Bedroom four has a window to the rear elevation, a radiator and a carpeted floor. There are also fitted wardrobes.

#### **Bathroom**

5' 7" x 6' 9" (1.69m x 2.05m)

The bathroom has an opaque window to the rear elevation, a radiator and vinyl flooring. There is also a WC, basin and a bath with a mains shower over.

#### **Garage**

The garage has an up and over door.

#### **Outside**

With a tidy frontage providing access to the front door. The rear garden is enclosed by perimeter fencing with a lawn and an area for a family to enjoy. There is a large decked pergola area off the sitting room and a further decked area behind the garage.



**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](http://www.voa.gov.uk/cti)

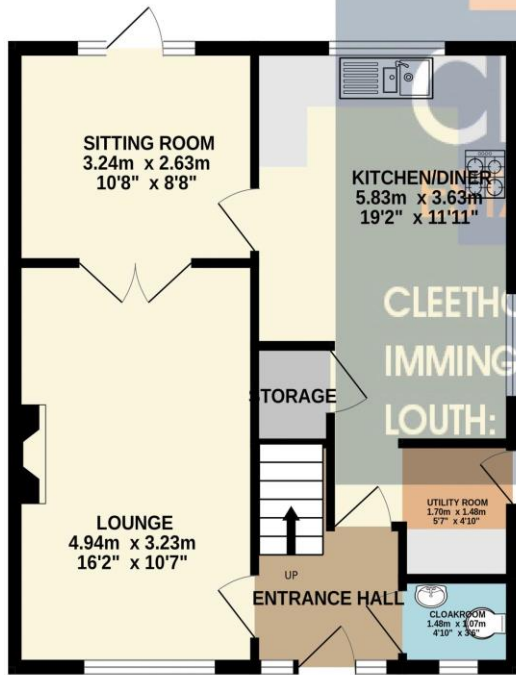
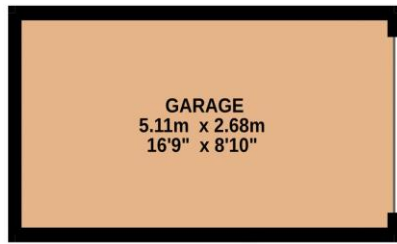




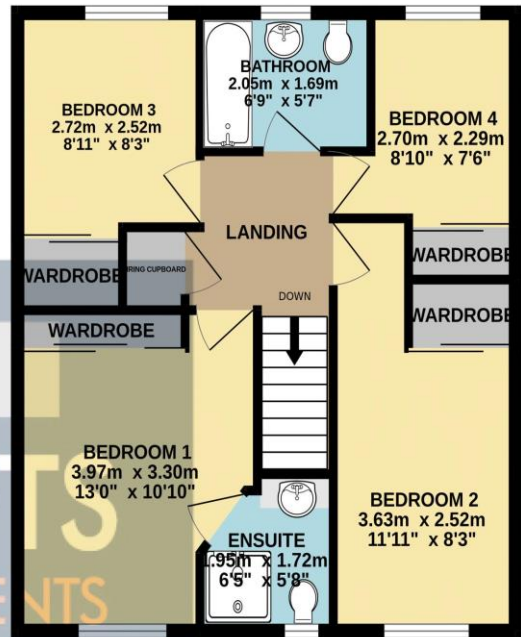
**OPEN 7 DAYS A WEEK**

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



1ST FLOOR  
50.7 sq.m. (545 sq.ft.) approx.



**CROFTS**  
Estate Agents

CLEETHORPES: 01472 200666  
IMMINGHAM: 01469 564294  
LOUTH: 01507 601550

TOTAL FLOOR AREA: 114.8 sq.m. (1236 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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