



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

CLEETHORPES
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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
£235,000

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.

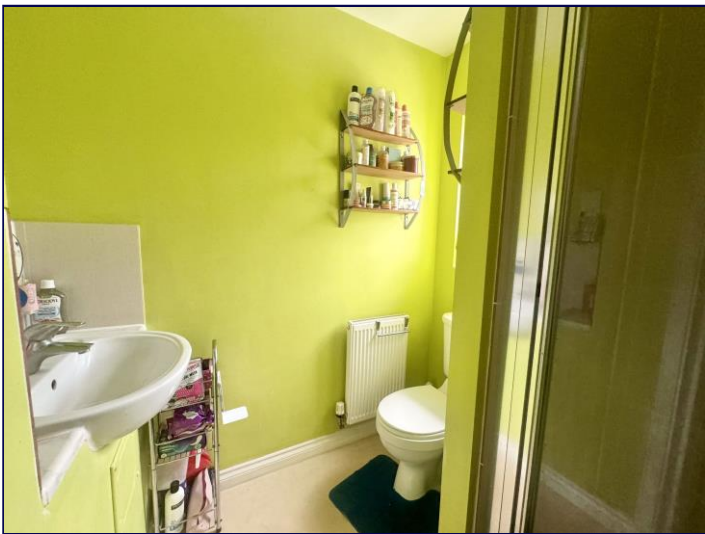
Viewings

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



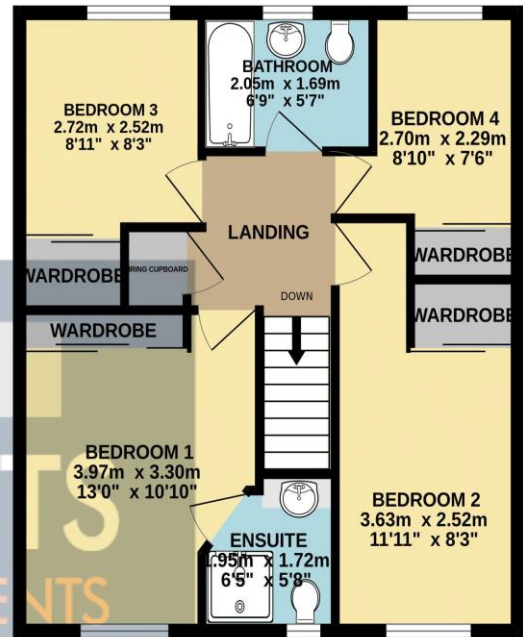
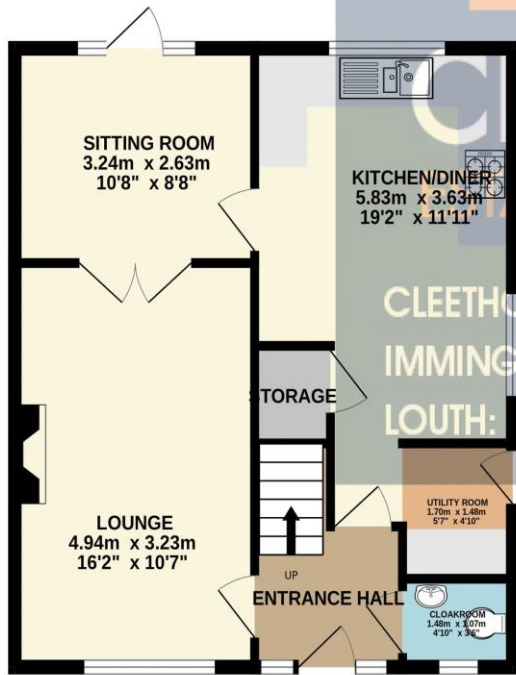
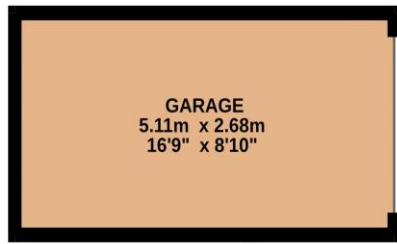


OPEN 7 DAYS A WEEK

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.



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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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