



# CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

CLEETHORPES  
01472 200666

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



96 Fallowfield Road  
Scartho  
DN33 3HB

Offers in the Region Of  
£300,000

Spacious family home - Detached and modern property located within a popular residential location. Ideal for a family with spacious lounge, sun room, kitchen-diner, snug, study and WC all to the ground floor. The first floor has four bedrooms, an ensuite and family bathroom. Externally there is a lovely SOUTH FACING rear garden with a lawn and patio with a detached double garage to the side and a large block paved driveway providing ample off road parking. With local amenities and schools and the property also benefits from uPVC double glazing and gas central heating.

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](http://www.croftsestateagents.co.uk)



### Entrance Hall

Entering the property reveals a spacious hallway with a radiator and laminate flooring. There is also access to the under stairs cupboard.

### WC

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

### Study

6' 10" x 6' 11" (2.08m x 2.10m)

The study has a window to the front elevation, a radiator and laminate flooring.

### Lounge

20' 3" x 11' 1" (6.16m x 3.39m)

The lounge has a window to the front elevation, a radiator and laminate flooring.

### Snug

11' 5" x 8' 5" (3.47m x 2.56m)

The snug has a window to the front elevation, a radiator and laminate flooring. The snug then leads open plan into the dining area.

### Kitchen/Diner

9' 11" x 18' 7" (3.03m x 5.67m)

The kitchen-diner has a window to the rear elevation, a radiator and a tiled and laminate floor. With a superb modern fitted kitchen with plenty of counter space and a one and a half sink and drainer, plumbing for both a dish washer and washing machine, an electric oven, gas hob with an extractor over and a microwave.

### Sun

11' 11" x 10' 2" (3.62m x 3.11m)

The sun room has tri aspect windows, a radiator and vinyl flooring.

### Room

### First Floor Landing

The first floor landing provides access to the loft, a built in storage cupboard and there is also a radiator and laminate flooring.

### Bedroom One

8' 11" x 11' 3" (2.73m x 3.44m)

Bedroom one has a window to the rear elevation, a radiator and laminate flooring. There is also a wall of fitted wardrobes.

### En-suite

7' 7" x 6' 6" (2.30m x 1.99m)

The en-suite reveals an opaque window to the rear elevation, fully tiled walls, a radiator and vinyl flooring. There is also a white suite with a WC, basin and a shower cubicle with a mains shower.

**Bedroom Two**

13' 1" x 8' 8" (3.99m x 2.65m)

Bedroom two has a window to the front elevation, a radiator and laminate flooring.

**Bedroom Three**

8' 0" x 12' 0" (2.45m x 3.65m)

Bedroom three has a window to the rear elevation, a radiator and laminate flooring.

**Bedroom Four**

10' 2" x 9' 3" (3.11m x 2.82m)

Bedroom four has a window to the front elevation, a radiator and laminate flooring.

**Bathroom**

6' 8" x 8' 4" (2.02m x 2.53m)

The bathroom has an opaque window to the front elevation, partially tiled walls, a radiator and laminate flooring. There is also a WC, basin and a bath with glass screen and mains shower

**Double Garage**

With twin up and over doors and electrics.

**Outside**

With a small and tidy low maintenance frontage with a block paved driveway to the side providing ample off road parking. The rear garden is SOUTH facing and reveals family friendly lawn, patio area ideal for alfresco dining and is enclosed by perimeter fencing.



**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 E: To confirm council tax banding for this property please  
view the website [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)





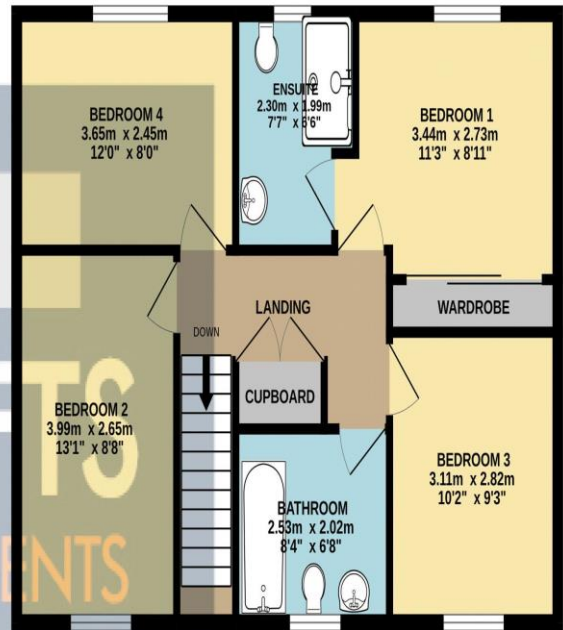
**OPEN 7 DAYS A WEEK**

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  
75.4 sq.m. (811 sq.ft.) approx.



1ST FLOOR  
58.9 sq.m. (634 sq.ft.) approx.



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TOTAL FLOOR AREA: 134.3 sq.m. (1445 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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