



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



Fallowfield Road

Scartho
DN33 3EY

Offers in the Region Of
£174,950

NO CHAIN - SEMI DETACHED BUNGALOW - REQUIRES SCHEME OF MODERNISATION - A great opportunity to purchase a lovely home within a highly regarded area within the village of Scartho. Ideal for someone looking to downsize or retire, this property comes with viewing highly advised. Nearby there are a wide variety of local amenities including shops, a hair salon and doctors. Internal viewing will reveal the entrance hall, lounge, kitchen, three bedrooms and the shower room. Externally there are gardens to the front and rear with a driveway providing off road parking and a single garage. 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

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Entrance Hall

Entering the property reveals a radiator and laminate flooring. There is also access to the loft.

Lounge

15' 6" x 11' 1" (4.73m x 3.37m)

The lounge has a bay window to the front elevation, coving to the ceiling, a radiator and a carpeted floor. There is also a feature fire place.

Kitchen

9' 5" x 11' 4" (2.87m x 3.46m)

The kitchen has dual aspect windows to the side and rear elevation, a door to the rear, coving to the ceiling, a radiator and a tiled floor. There is also a range of fitted units with a sink and drainer, plumbing for a washing machine, an electric oven and gas hob with an extractor over.

Bedroom One

12' 5" x 11' 1" (3.79m x 3.37m)

Bedroom one has a window to the rear elevation, coving to the ceiling, a radiator and laminate flooring.

Bedroom Two

11' 3" x 10' 4" (3.42m x 3.14m)

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

Bedroom Three

8' 9" x 7' 0" (2.67m x 2.13m)

Bedroom three has a window to the side elevation, coving to the ceiling, a radiator and laminate flooring.

Wet Room

6' 5" x 5' 3" (1.96m x 1.59m)

The wet room has an opaque window to the side elevation, fully tiled walls, a WC, basin and an electric shower.

Garage

The garage has an up and over door and door and window to the side.

Outside

The front garden is enclosed by perimeter fencing and brick walls with a driveway providing off road parking and access to the garage. There is also a lawn with established shrubs. The rear garden has a further lawn, established shrubs and a patio area which is ideal for alfresco dining, all enclosed by perimeter fencing with a gate to the driveway.

Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

All mains services with the exception of mains gas 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.

Viewing

By appointment only, telephone 01472 200666

Council Tax Information

Band B: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

Free Valuations

We offer a free valuation with no obligation, just call 01472 200666 or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

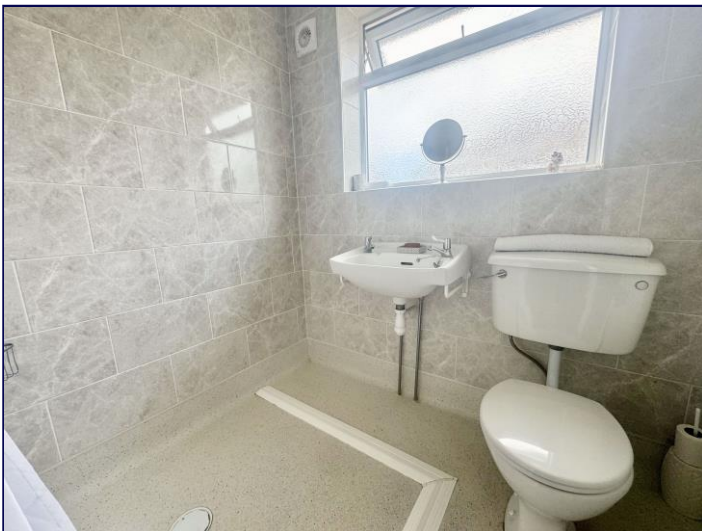
Property Management

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.

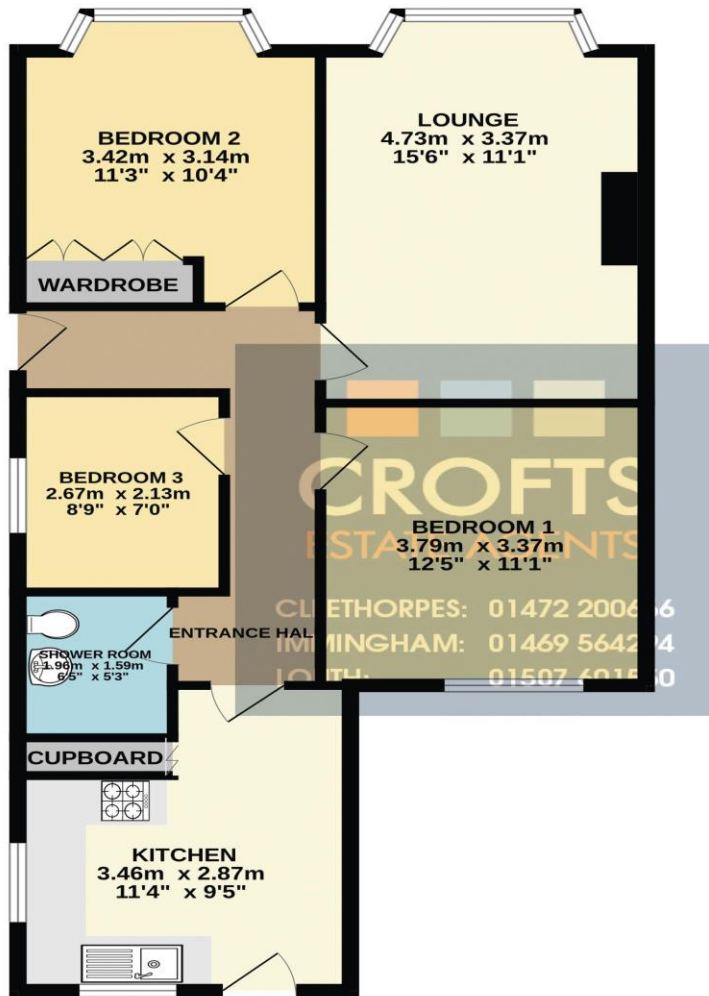
Mortgage and Financial Advice

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
70.9 sq.m. (763 sq.ft.) approx.



TOTAL FLOOR AREA : 70.9 sq.m. (763 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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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 87 B |
| 69-80 | C | 71 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |