



# 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



120 Brookfield Road  
Scartho  
DN33 3JL

£215,000

Early viewing is advised on this well proportioned and extended FOUR bedroom semi-detached family home set within this established location and also benefitting from a good sized rear garden. Extended to the side with a two storey extension the property offers entrance hallway, living room, kitchen, dining room, versatile side room which could make an ideal utility/hobby room, landing, w.c, bathroom and four bedrooms. The side extension does also offer the ability for those wishing to do so to separate the bedroom into two thus creating five bedrooms if required. Established front garden with off road parking. Good sized rear garden ideal for the family market, with lawned areas, patio, shrubs, trees and flowers. Detached storage garage. Gas central heating and uPVC double glazing.

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

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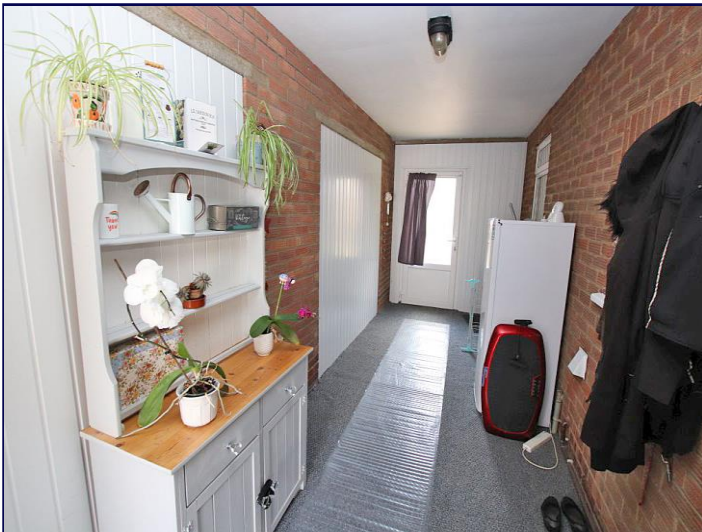
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### Entrance Hallway

uPVC double glazed entrance door with adjoining glazed panels to the front elevation. Central heating radiator. Tiled flooring. Staircase to the first floor.

### Living Room

13' 0" x 12' 6" (3.951m x 3.798m) max  
Neutrally decorated and with uPVC double glazed bay window to the front elevation. Central heating radiator. Coving to the ceiling.

### Kitchen

8' 10" x 10' 2" (2.694m x 3.101m)  
The kitchen offers a range of fitted wall and base units with contrasting work surfacing with inset one and a half sink and drainer. Integrated double oven and four ring electric hob. Worcester gas boiler. Storage cupboard. uPVC double glazed window to the rear elevation.

### Dining Room

8' 10" x 8' 2" (2.695m x 2.486m)  
uPVC double glazed window to the rear elevation. Coving to the ceiling. Central heating radiator.

### Utility/Hobby Room

22' 6" x 6' 7" (6.854m x 2.005m)  
The extension to the side creates this versatile room which offers a variety of uses. uPVC double glazed entry doors to the front and rear elevations.

### First Floor Landing

Neutrally decorated and having access to the bedrooms and bathroom.

### Bedroom One

15' 2" into bay x 10' 7" (4.634m x 3.238m)  
uPVC double glazed bay window to the front elevation. Central heating radiator. Fitted wardrobes to one wall.

### Bedroom Two

9' 4" x 10' 3" (2.856m x 3.113m)  
uPVC double glazed window to the rear elevation. Central heating radiator.

### Bedroom Three

11' 6" x 6' 6" (3.499m x 1.976m)  
uPVC double glazed window to the front elevation and having central heating radiator. Leading to the second section of the bedroom.

**Bedroom Three (Part Two)**

10' 10" x 6' 5" (3.296m x 1.958m)

uPVC double glazed window to the rear elevation. Central heating radiator. It could be possible to split bedroom three into two bedrooms for those wishing to do so, thus creating five bedrooms.

**Bedroom Four**

9' 1" x 7' 9" (2.768m x 2.359m)

uPVC double glazed window to the front elevation. Central heating radiator. Storage cupboard.

**Outside**

The property is set upon this good plot with off road parking to the front. The rear garden is a good size and offers patio areas, lawn and established shrubs and trees. Detached garage. Greenhouse.



**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 B: 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  
51.7 sq.m. (557 sq.ft.) approx.

1ST FLOOR  
52.8 sq.m. (568 sq.ft.) approx.



TOTAL FLOOR AREA: 104.5 sq.m. (1125 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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