



CROFTS ESTATE AGENTS

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



Louth Road

Scartho
DN33 2JX

Offers in the Region Of
£349,950

AMPLE REAR GARDEN WITH SUMMER HOUSE AND PARKING - SPACIOUS THROUGHOUT - MODERN KITCHEN AND BATHROOMS - An opportunity to purchase and make this extremely versatile property your own. Currently used as five bedrooms this could easily be classed as four bedrooms with the fourth bedroom being used as a lounge again. With an open plan kitchen-living- dining area with a multi fuel burner and also the sun room which flows straight off the open plan space. There is also a WC and two bedrooms to complete the ground floor. With three bedrooms, an en-suite and bathroom to the first floor. There are local amenities within the village and also excellent schools. With under floor heating to the ground floor, two air conditioning units and uPVC double glazing throughout, this property is one not be missed.

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LOUTH: 3 Market Place, Louth, LN11 9NR

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Entrance Hall

Entering the property reveals Oak flooring and an under stairs storage cupboard. There is also UNDER FLOOR HEATING throughout the entire ground floor.

WC

3' 9" x 6' 8" (1.14m x 2.03m)

The WC has an opaque window to the side elevation, partially tiled walls, a tiled floor and a WC and basin.

Kitchen/Diner/Lounge

19' 9" x 21' 9" (6.01m at longest x 6.63m)

With two windows to both side elevations, Oak flooring and also a tiled floor to the kitchen area. There is a range of fitted units to base and eye level with a sink and drainer, dish washer and plumbing for a washing machine. There is also a good space for a dining table and also sofas. A cozy multi burning stove compliments the area.

Sun Room

12' 10" x 21' 9" (3.90m at longest x 6.63m)

The sun room has tri aspect windows and French doors to the rear elevation and Oak flooring.

Bedroom Four

14' 4" x 11' 11" (4.38m at longest x 3.62m)

Bedroom four has a bay window to the front elevation and Oak flooring. This could also be a lounge if required.

Bedroom Five

11' 8" x 9' 5" (3.56m x 2.87m)

Bedroom five has a bay window to the front elevation and Oak flooring.

First Floor Landing

With two Velux windows to the side elevation, a radiator and laminate flooring. There is also access to eaves storage.

Bedroom One

13' 10" x 12' 4" (4.22m x 3.75m to wardrobe)

Bedroom one has a window to the side elevation, coving to the ceiling, a radiator and laminate flooring. There is also a built in wardrobe.

En-suite

8' 2" x 5' 0" (2.50m x 1.53m)

The en-suite has an opaque window to the side elevation, fully tiled walls, a heated towel rail and a tiled floor. There is also a WC, basin and a cubicle with a mains shower.

Bedroom Two

10' 9" x 8' 11" (3.27m x 2.73m)

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

Bedroom Three

7' 3" x 8' 2" (2.21m x 2.48m)

Bedroom three has a window to the side elevation, coving to the ceiling, a radiator and laminate flooring. There are also built in storage cupboards.

Bathroom

7' 5" x 7' 0" (2.26m x 2.14m)

The bathroom has an opaque window to the side elevation, fully tiled walls, a heated towel rail and vinyl flooring. There is also a FOUR piece suite with a WC, basin, free standing bath and a shower cubicle with a mains shower.

Summer House

The summer house is set up as a man cave and offers versatile options.

Outside

With a vast block paved frontage providing ample off road parking with walled and fenced boundaries. Access to the rear garden through a gate to the side which reveals a patio area, a large lawn, all 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, all viewings are strictly by appointment only please.

Council Tax Information

Band C: 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 the relevant office 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.

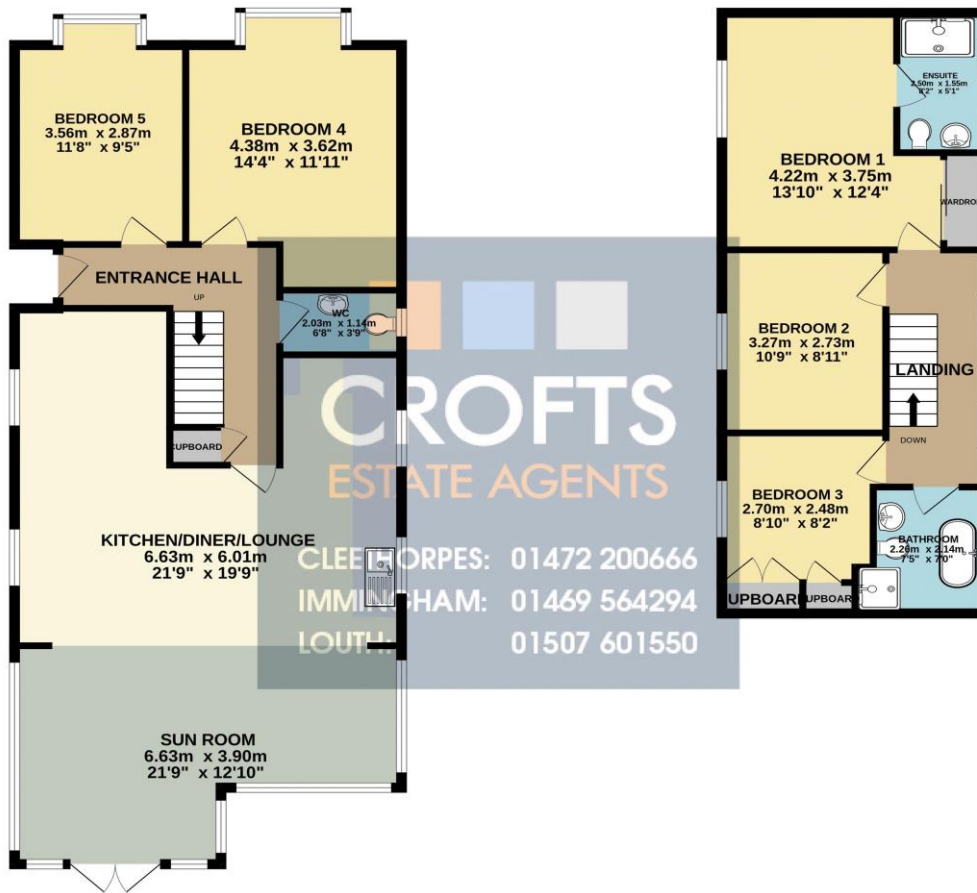
Mortgage and Financial Advice

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



GROUND FLOOR
91.4 sq.m. (984 sq.ft.) approx.

1ST FLOOR
47.0 sq.m. (506 sq.ft.) approx.



TOTAL FLOOR AREA: 138.4 sq.m. (1490 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.

Made with Metropix 62025

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 78 C |
| 55-68 | D | 61 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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