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



Dawlish Road

Scarho
DN33 3DN

£280,000

Crofts estate agents are delighted to be able to bring to the market, this spacious four DOUBLE bedroom detached bungalow which would make an ideal purchase for a variety of buyers. Located within this popular and sought after residential location, this lovely home has been refurbished throughout, including improvements such as rewiring and a new boiler which was installed in 2022, creating that ready to move into home. Set upon this good sized corner plot, this spacious property briefly comprises entrance hallway, well portioned living room, modern fitted dining kitchen, utility room modern bathroom and four double bedrooms with the main offering a walk in wardrobe area. Driveway and detached garage. Gas central heating and uPVC double glazed windows. Viewing is highly advised on this beautiful home.

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Entrance Hallway

Neutrally decorated and having wooden flooring, this welcoming hallway offers ample space. Entry door and window to the front elevation. Central heating radiators.

Living Room

15' 10" x 11' 8" (4.838m x 3.556m)

A lovely sized living space, again which is neutrally decorated and has a curved uPVC double glazed window to the front elevation and a further double glazed window to the side. Two vertical central heating radiators. Wooden flooring. Opening to the kitchen diner.

Kitchen / Dining Room

9' 11" x 17' 4" (3.021m x 5.285m)

Offering ample space this light and airy kitchen diner is located just off from the living room. With uPVC double glazed windows to the side and rear elevations, the kitchen offers a range of modern fitted wall and base units with contrasting wood block work surfacing with inset sink. Integrated oven and microwave, along with a four ring electric hob with extractor over. Splashback tiling. Central heating radiators to the kitchen and dining areas.

Utility

A recent addition to the property is the utility area with uPVC double glazed stable door to the rear aspect. Work surfacing with inset

sink and having plumbing and space for a washer and dryer beneath and wall units over. Splashback tiling. Tiled flooring. Central heating radiator.

Bathroom

5' 6" x 8' 7" (1.680m x 2.612m)

The bathroom is fitted with a white suite comprising panelled bath with shower attachment, vanity wash hand basin and a close coupled w.c. White central heating towel radiator. uPVC double glazed window to the rear elevation.

Bedroom One

8' 7" min x 8' 4" (2.606m x 2.534m)

The main bedroom offers a uPVC double glazed window to the front elevation. Central heating radiator. Loft access. Access to the walk in closet.

Wardrobe

3' 9" x 5' 1" (1.151m x 1.55m)

Walk in closet with storage and shelving area and then a cupboard which houses the gas boiler which was installed in 2022.

Bedroom Two

8' 6" x 28' 9" (2.586m x 8.766m)

The second of the double bedrooms has a uPVC double glazed curved window to the front elevation. Vertical central heating radiator. Wooden flooring.

Bedroom Three

8' 6" x 8' 9" (2.59m x 2.670m)

The third of the double bedrooms is again located to the front of the property and like the rest of the property is neutrally decorated. Vertical central heating radiator. Central heating radiator.

Bedroom Four

8' 7" x 10' 11" (2.620m x 3.329m)

The final of the four bedrooms is located to the rear of the property and is pleasantly decorated along with a uPVC double glazed to the rear. Central heating radiator.

Outside

Set upon this good sized corner plot with the main gardens to the front and both side elevations. The front offers an expanse of lawn complemented with shrubs and plants whilst wrapping around to the first of the side gardens. There is also a driveway and a detached garage. To the right hand side of the property there is a further garden area located behind the garage which again offers a lawned area and a raised decked patio all whilst enjoying a great degree of privacy. A gravelled pathway leads along the back connecting the two side gardens.

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

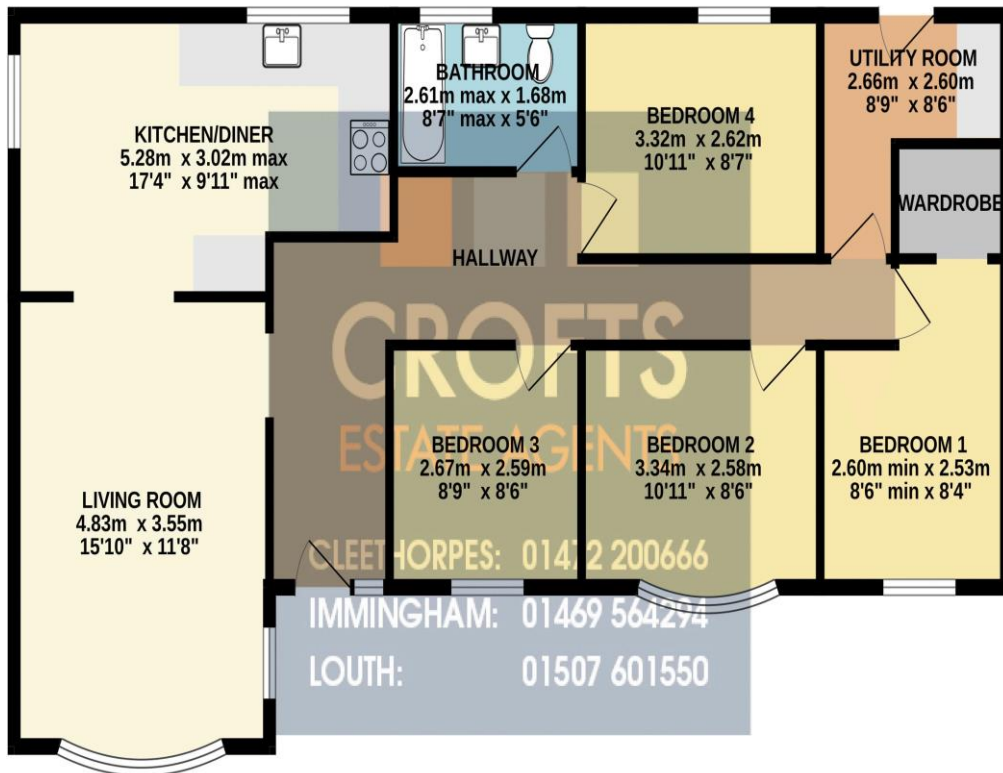
Free Valuations

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



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



TOTAL FLOOR AREA: 91.4 sq.m. (984 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		81 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		