



CROFTS ESTATE AGENTS

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



2 Windermere Avenue
Scarho
DN33 3DZ

Offers in the Region Of
£290,000

Crofts are pleased to be able to bring to the market this spacious four/five bedroom detached family home which not only offers great potential but is also stood upon a double sized plot creating the ideal family purchase. The property itself offers great potential and briefly comprises entrance hallway, lounge with feature fireplace, dining room, conservatory, dining kitchen, study/5th bedroom, utility, lobby and cloakroom. To the first floor there are four bedrooms, shower room and separate toilet. Large gardens enjoying a great degree of privacy with a large expanse of lawn, driveway and detached garage/workshop. Viewing is advised to truly appreciate the space on offer and the potential of a superb family home.

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Entrance Hallway

uPVC decorative double glazed entry door to the front elevation with two adjoining glazed panels. Central heating radiator. Staircase to the first floor with understairs storage.

Lounge

12' 0" x 13' 5" (3.652m x 4.096m)

Offering uPVC double glazed bow window to the front elevation and a further double glazed window to the side. Central heating radiator. Feature inglenook fireplace incorporating a gas fire.

Dining Room

11' 11" x 9' 11" (3.641m x 3.014m)

uPVC double glazed bow window to the side elevation and uPVC French doors to the rear elevation leading to the conservatory.

Conservatory

12' 0" x 8' 1" (3.666m x 2.464m)

uPVC double glazed with doors to the side leading out to the garden. Tiled flooring. Central heating pipes for adding a radiator.

Study or Bedroom

8' 10" x 9' 11" (2.682m x 3.035m)

A versatile space that can be used as a office or even another bedroom and offers uPVC double glazed window to the rear elevation. Central heating radiator. Laminate flooring.

Kitchen/Diner

18' 3" x 9' 11" (5.574m x 3.017m)

A lovely sized dining kitchen offering a range of fitted units with complementary work surfacing with inset one and a half sink and drainer. Integrated four ring gas hob and double oven. uPVC double glazed window to the side and French doors to the front with adjoining glazed panels. Plumbing for a dishwasher. Tiled flooring. Central heating radiator.

Utility

8' 8" x 7' 8" (2.654m x 2.329m)

uPVC double glazed window to the rear elevation. Ideal gas boiler. Roll edged work surfacing with inset stainless steel sink and drainer. Plumbing for a washing machine and space for a tumble dryer.

Lobby

Tiled flooring. uPVC double glazed door to the side elevation. Door to cloakroom.

Cloakroom

5' 4" x 2' 8" (1.63m x 0.815m)

uPVC double glazed window to the rear elevation. Central heating radiator. Fitted with a w.c.

First Floor Landing

Access to the roof voids.

Bedroom One

10' 11" x 10' 11" (3.340m x 3.331m)

uPVC double glazed window to the side elevation. Central heating radiator.

Walk in wardrobe

4' 11" x 5' 2" (1.491m x 1.572m)

With hanging space and storage shelves.

Shower Room

6' 1" x 10' 3" (1.851m x 3.131m)

With central heating radiator and being fitted with a panelled bath, vanity wash hand basin and shower cubicle with electric shower. Splashback tiling. Tiled flooring. uPVC double glazed window to the rear.

WC

6' 1" x 2' 8" (1.855m x 0.812m)

uPVC double glazed window to the rear elevation. Tiled flooring. Fitted with a close coupled w.c.

Bedroom Two

9' 1" x 8' 7" (2.769m x 2.624m)

uPVC double glazed window to the front elevation. Central heating radiator. Fitted wardrobe.

Bedroom Three

9' 0" x 8' 8" (2.745m x 2.638m)

uPVC double glazed window to the front elevation. Central heating radiator. Fitted wardrobe.

Bedroom Four

9' 1" x 10' 10" (2.778m x 3.295m) L shape max

uPVC double glazed window. Fitted wardrobe. Central heating radiator.

Outside

Set upon one of the larger if not largest plots on the road, the property holds great potential for further expansion subject to planning or maybe development of the site again subject to permissions. The gardens wrap around the property and have a large expanse of lawn along with driveway to the front and a historic gated access to a private lane to the side which can be

reinstated. The garden enjoys a good degree of privacy and create a great blank canvas for those looking to make their own mark. Detached garage/workshop. 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 D: To confirm council tax banding for this property please view the website 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
79.9 sq.m. (860 sq.ft.) approx.

1ST FLOOR
47.3 sq.m. (509 sq.ft.) approx.



TOTAL FLOOR AREA: 127.2 sq.m. (1369 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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