



CROFTS ESTATE AGENTS

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



26 Edinburgh Way
Scartho Park, Grimsby
DN33 3TG

Offers in the Region Of
£375,000

Here at Crofts we are delighted to introduce to the market a **UNIQUE OPPORTUNITY** to buy a superbly kept **EXTENDED FOUR BEDROOM DETACHED** house to the market. Offering generous accommodation over two floors this stunning detached house delivers everything you would expect from a modern property of this size with the added bonus of superbly manicured low maintenance front and rear gardens and covered entertaining area utilising the south facing rear gardens to the maximum. The properties star item and what makes it unique is the converted live/work space that now converted offers separate living space which could be used as an teenage annexe, airbnb for additional income, or granny flat or even back to its original listed function as a live work space. Parking is also a plenty with double garage also offering two off road parking spaces on block paved driveway to its front.

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

11' 9" x 4' 10" (3.59m x 1.47m)

The entrance hall has uPVC composite front door with frosted panel, cream decor, grey wood effect vinyl floor, storage cupboard, ceiling light and radiator.

Lounge

20' 6" x 11' 5" (6.24m x 3.47m)

A long full length lounge has uPVC bay to the side, uPVC window to the front and uPVC French doors and window to the rear garden. The room has cream decor, beige carpet, two ceiling lights, three radiators with blinds to all the windows and wooden French doors from the entrance hall.

Kitchen diner

20' 6" x 10' 9" (6.25m x 3.28m)

A fantastic room for the family with cream wall and base kitchen units with brown wood effect work top, breakfast bar and stainless sink drainer over to one end of the room and dining space to the other the kitchen has integral appliances including double oven grill, gas hob with extractor over, dishwasher space for American style fridge freezer, brown tiled floor, cream/brown decor, radiator, uPVC window to the front with blind and two ceiling lights.

Utility room

5' 3" x 6' 8" (1.59m x 2.04m)

The utility has cream kitchen units with space under brown work top for both washing machine and dryer, cream decor, brown tiled floor, ceiling light, uPVC window, blind and ceiling light.

Sun room

12' 0" x 10' 1" (3.67m x 3.08m)

The extended sun room has uPVC windows and French doors to the rear decking area. The room has cream decor, grey wood effect vinyl floor, wooden glazed sliding doors from the dining room, ceiling light and radiator.

Stairs and landing

Turning 180 degrees to the landing with carpet and neutral decor, pendant light, radiator, airing cupboard and loft access.

Bedroom One

12' 5" x 11' 8" (3.79m x 3.55m)

The largest bedroom has uPVC window with blind, cream decor with feature wall, beige carpet, radiator and pendant light.

En suite

5' 6" x 6' 9" (1.68m x 2.05m)

With glazed shower cubicle, vanity sink and WC, white tiled splash backs, grey decor, frosted uPVC window, chrome towel radiator, ceiling light and extractor.

Bedroom Two

10' 9" x 10' 11" (3.28m x 3.34m)

With grey carpet, white decor, uPVC window and blinds, built in mirrored wardrobes, radiator and pendant light.

Bedroom Three

9' 8" x 9' 8" (2.94m x 2.95m)

With grey decor, beige carpet, pendant light, radiator and uPVC window with blind.

Bedroom Four

7' 10" x 12' 11" (2.40m x 3.94m)

The fourth bedroom has built in storage, white decor, beige carpet, radiator, pendant light and uPVC window and blind.

Family Bathroom

6' 3" x 6' 9" (1.90m x 2.05m)

White three piece bathroom suite with vanity sink, light brown splash back tiles, frosted uPVC window and blind, cloudy cream tiled floor, cream decor, chrome towel radiator, extractor and ceiling light.

Front and side garden

An open fronted front garden is laid to blue slate with maturing planting landscape all the way around to the sides. There is a covered porch with slab path to the front door.

Rear garden

A stunning south facing rear garden has large decking area to the back of the house, astro turf grass to the garden area with retained gravel beds, slab path to the rear gate and garage with covered decked entertainment area to the side of the garden with open sides housing seating and nearly new hot tub which would stay for the right offer on the property.

Garage and parking

18' 7" x 19' 4" (5.67m x 5.89m)

The double garage is detached from the main house with access from the rear or the two up and over doors to the front. The garage area has white painted walls with power and light.

Annexe entrance

3' 7" x 4' 4" (1.08m x 1.31m)

An outward opening door leads to both the rear of the garage and to the first floor annexe which has been converted from the former live work space.

Annexe Lounge area

9' 5" x 7' 10" (2.87m x 2.38m)

Open plan to the room the lounge area has grey carpet, grey and white decor, blinds, two uPVC windows and electric fire.

Annexe kitchen area

9' 2" x 12' 8" (2.80m x 3.85m)

The kitchen area has wood laminate flooring, matte grey wall and base units with wood effect work tops over, sink drainer, electric hob with extractor, oven grill and integral fridge with window and blind to the side.

Annexe Bedroom area

9' 4" x 10' 8" (2.84m x 3.24m)

Again the bedroom is open plan and separate to the room by a wardrobe and set of tall draws. The area has two uPVC windows and blinds, grey carpet, wall heater, down light, loft access over.

Annexe shower room

4' 6" x 5' 6" (1.37m x 1.67m)

The shower has large walk in low threshold shower, vanity sink and WC, slate effect tiling and white aqua boarded walls, ceiling light and a pale tiled floor.



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

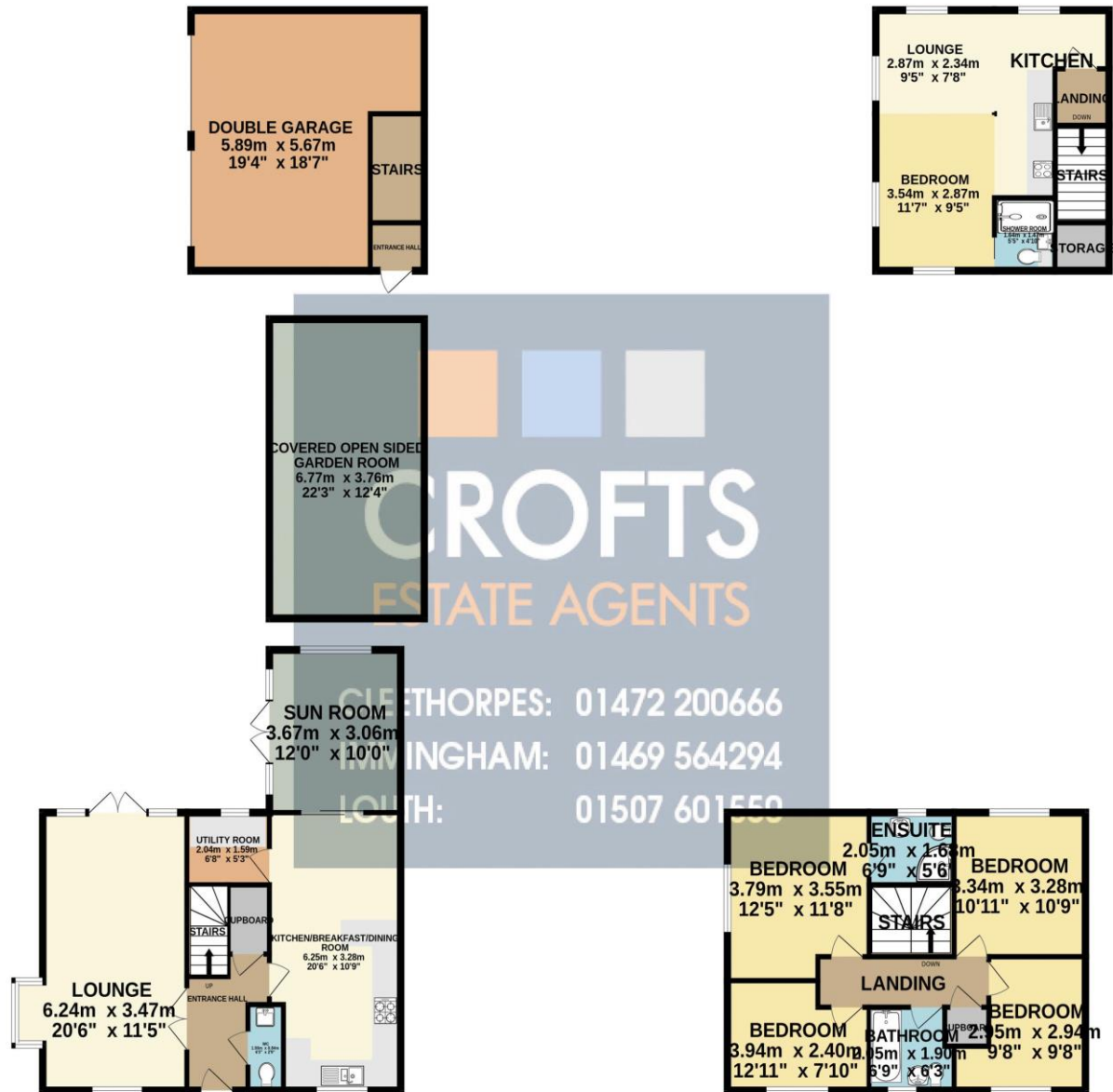
Band E: To confirm council tax banding for this property please
view the website www.voa.gov.uk/cti





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)



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