



CROFTS ESTATE AGENTS

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



Rinovia Drive
Scartho Top
Grimsby
DN33 3GE

Offers in the Region Of
£146,950

Crofts estate agents are delighted to offer for sale this fresh and modern mid terrace property set within this ever popular estate within Scartho. Ideal for a first time buyer or young family, this property is expected to be popular and therefore comes with viewing highly advised. With local amenities nearby and also Grimsby Hospital and College as well as nearby town centres. Internal viewing will reveal the entrance hall, WC, kitchen, lounge-diner, two double bedrooms and the bathroom. With gardens to the front and rear, a driveway with parking for two vehicles and the property also benefits from uPVC double glazing and gas central heating.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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Entrance Hall

Entering the property reveals a radiator and vinyl flooring. There are also two built in cupboards one of which has plumbing for a washing machine inside.

Kitchen

The kitchen has a window to the front elevation, vinyl flooring and a modern fitted kitchen with plenty of storage and a one and a half sink and drainer. There is also an integral fridge-freezer, an electric oven and a gas hob with an extractor over.

WC

3' 7" x 5' 2" (1.08m x 1.57m)

The WC has a radiator, vinyl flooring and a WC and basin.

Lounge/Diner

12' 11" x 12' 8" (3.93m x 3.85m)

The lounge-diner has sliding patio doors with a window either side, a radiator and a carpeted floor.

First Floor Landing

The first floor landing has access to the loft, a radiator and a carpeted floor. There is also a built in cupboard.

Bedroom One

11' 6" x 12' 8" (3.5m x 3.86m)

Bedroom one has a window to the rear elevation, a radiator and a carpeted floor.

Bedroom Two

8' 2" x 12' 8" (2.49m max x 3.86m max)

Bedroom two has a window to the front elevation, a radiator and a carpeted floor. There is also a built in cupboard.

Bathroom

6' 5" x 6' 3" (1.95m x 1.91m)

The bathroom has a radiator and vinyl flooring. There is also a WC, basin and bath with a glass screen and mains shower.

Outside

With a driveway providing off road parking for two vehicles. There is also a tidy frontage with a small well kept lawn and path to the front door. The rear garden has a further lawn with a patio area ideal for alfresco dining, all enclosed by perimeter fencing with a gate to the rear which leads to the driveway.

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 A: 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.

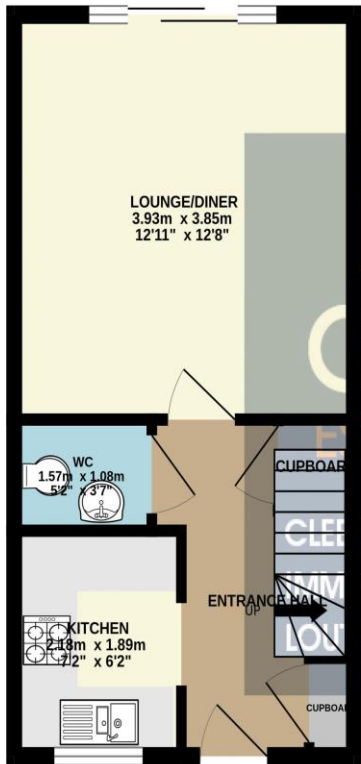
Mortgage and Financial Advice

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 Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

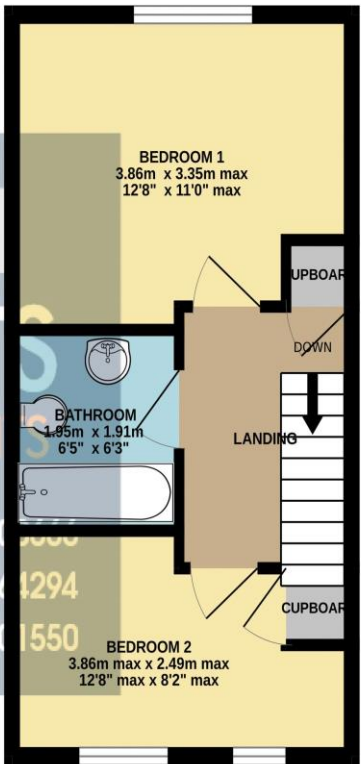
STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



GROUND FLOOR
27.8 sq.m. (299 sq.ft.) approx.



1ST FLOOR
27.8 sq.m. (299 sq.ft.) approx.



TOTAL FLOOR AREA : 55.6 sq.m. (598 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 Metroplex 12025

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

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