



CROFTS ESTATE AGENTS

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



Vincent Road
Scartho Park
Scartho
DN33 3SF

£159,950

Internal viewing is essential on this most beautifully presented two bedroom semi-detached property which in this agents opinion is one of the finest examples on the market today. Creating an ideal purchase for a variety of buyers, this super home benefits from double glazing and gas central heating and briefly comprises of an attractive fitted kitchen, neutrally presented lounge / diner with patio doors to the rear garden, landing, two bedrooms and a modern bathroom. Open plan frontage with gravelled driveway creating ample off road parking for a couple of cars, along with side gated access. To the rear there is a secure southerly facing and well proportioned rear garden with lawn, decking, patio and gravelled area, ideal for those with younger members or pets within the family.

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Entrance Hallway

15' 0" x 6' 0" (4.561m x 1.826m)

Neutrally decorated and having composite entry door to the front elevation. Laminate flooring. Dado rail to the walls. Central heating radiator. Staircase to the first floor.

Cloakroom

4' 9" x 2' 8" (1.442m x 0.818m)

Equipped with a close coupled w.c and wash hand basin. Central heating radiator.

Lounge/Diner

13' 11" x 12' 7" (4.246m x 3.834m) maximums

A well proportioned living space that is stylishly presented with double glazed window and patio doors to the rear elevation. Central heating radiator. Laminate flooring. Partial panelling to the walls creating an attractive and modern feel.

Kitchen

9' 9" x 6' 5" (2.981m x 1.945m)

The kitchen offers a range of modern fitted wall and base units with complementary work surfacing with inset sink and drainer. Integrated oven and a four ring gas hob. Splashback tiling. Plumbing for a washing machine. Central heating radiator. Ideal gas boiler set into one of the wall units.

First Floor Landing

Lift access to the ceiling and storage cupboard.

Bathroom

6' 3" x 5' 9" (1.910m x 1.75m)

Modern bathroom fitted with a panelled bath with screen and shower over, w.c and wash hand basin. uPVC double glazed window to the rear. Fitted extractor. Central heating radiator.

Bedroom One

11' 7" x 12' 7" (3.522m x 3.840m)

The main bedroom is located to the front of the property and has a uPVC double glazed window. Central heating radiator.

Bedroom Two

12' 3" x 6' 7" (3.727m x 2.004m) max

Offering uPVC double glazed window to the rear elevation. Central heating radiator. A recess to the bedroom creates a perfect space for a computer desk as shown in the photo or to build a wardrobe into the space instead.

Front Garden

The open plan styled front garden has lawn along with gravelled driveway creating off road parking for a couple of cars. Side gated access.

Rear Garden

The southerly facing rear garden is ideal for those whom like to entertain from home and offers lawned area, decking patio and a gravelled area. All secure along with space down the side of the house ideal for bins / storage.

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 B: 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.

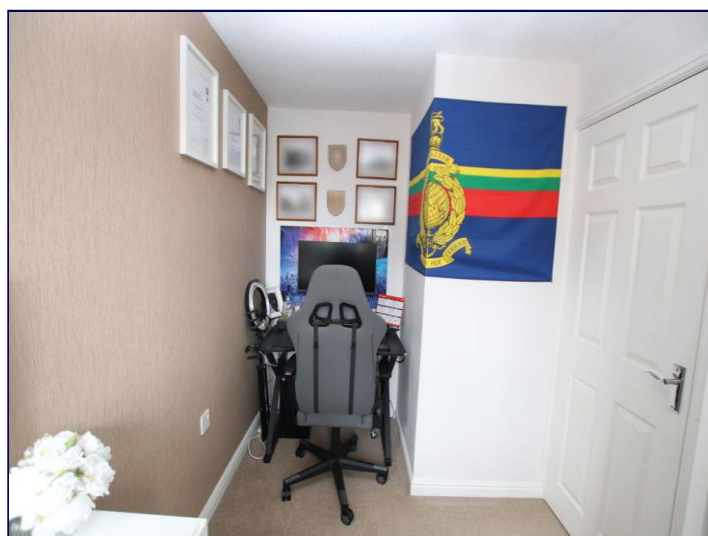
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Mortgage and Financial Advice

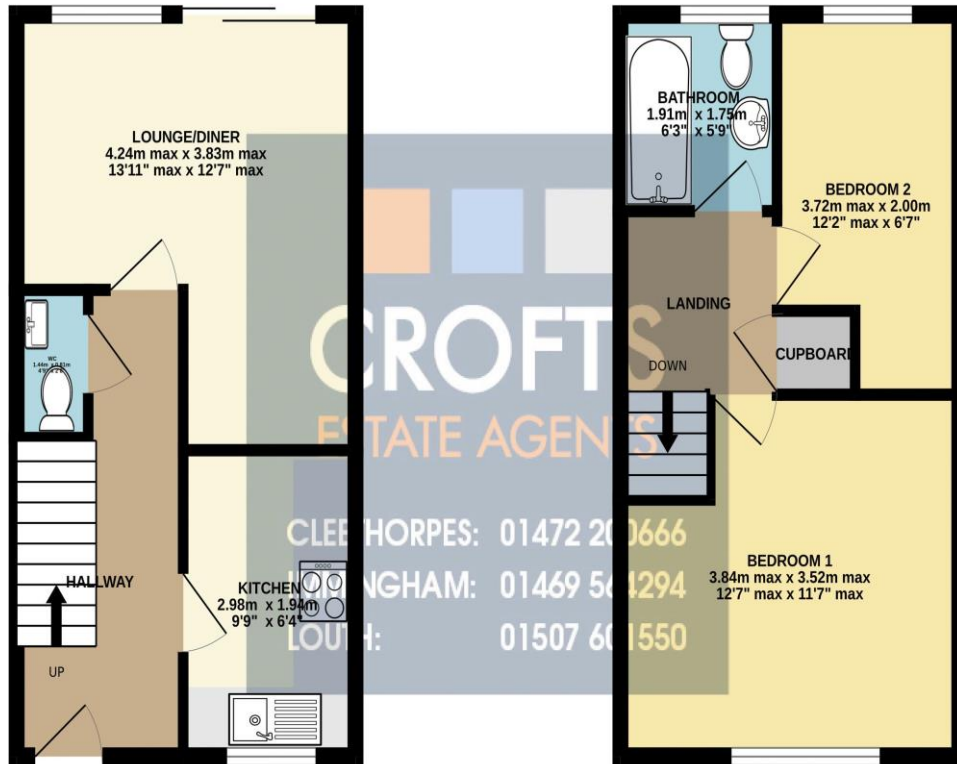
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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GROUND FLOOR
27.7 sq.m. (298 sq.ft.) approx.

1ST FLOOR
27.7 sq.m. (298 sq.ft.) approx.



TOTAL FLOOR AREA: 55.4 sq.m. (596 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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