



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

CLEETHORPES
01472 200666

IMMINGHAM
01469 564294

LOUTH
01507 601550

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



Springwood Crescent

Scartho
DN33 3HF

Offers in the Region Of £179,950

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham :

Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk



Property Introduction

Welcome to this well-presented semi-detached home located on the ever-popular Springway Crescent in Scartho. Offering spacious and versatile living accommodation, this property is ideal for families or those looking to upsize in a sought-after area close to excellent local amenities, schools, and transport links. The ground floor features a welcoming lounge and a separate sitting room, providing flexible living spaces for relaxation or entertaining. The kitchen-diner offers plenty of room for family meals, while a convenient ground floor shower room completes this level. Upstairs, the property benefits from two generous double bedrooms, with the main bedroom enjoying its own en-suite for added comfort and privacy. Outside, the home sits on a well-sized plot with gardens to both the front and rear, perfect for outdoor enjoyment. A driveway provides off-road parking and leads to a detached brick-built garage, ideal for storage or use as a workshop. With its desirable location and well-proportioned accommodation throughout, this property represents an excellent opportunity to purchase a lovely home in one of Scartho's most popular residential areas. Early viewing is highly recommended to fully appreciate what this charming property has to offer.

Entrance Hall

Entering the property reveals a radiator and flooring which is both tiled at the entrance and then carpeted.

Lounge

14' 11" x 11' 11" (4.55m x 3.62m)

The lounge has a window to the front elevation, coving to the ceiling, a radiator and a carpeted floor. There is also a feature fire place.

Kitchen/Diner

16' 0" x 10' 2" (4.87m x 3.09m)

The kitchen-diner has window to the side elevation, French doors to the rear, coving to the ceiling, a radiator and a tiled floor. There is also a range of fitted units with plenty of counter space along with a one and a half sink and drainer and plumbing for a washing machine.

Sitting Room

11' 0" x 11' 11" (3.36m x 3.62m)

The sitting room has a window to the rear elevation, coving to the ceiling, a radiator and a carpeted floor.

Bedroom Three

10' 8" x 10' 2" (3.25m x 3.09m)

Bedroom three has a window to the front elevation, coving to the ceiling, a radiator and a carpeted floor.

Shower Room

7' 5" x 5' 5" (2.26m x 1.65m)

The shower room has an opaque window to the side elevation, tiled walls, a radiator and a tiled floor. There is also a WC, basin and a shower cubicle with an electric shower.

Stairs

Carpeted stairs lead to the first floor and bedrooms.

Bedroom One

10' 4" x 22' 3" (3.16m max x 6.78m)

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

En-suite

7' 1" x 6' 10" (2.15m x 2.08m)

The en-suite has vinyl flooring and a three piece suite with a WC, basin and a shower cubicle with a mains shower.

Bedroom Two

9' 7" x 14' 4" (2.92m x 4.37 max m)

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

Garage

The garage has an up and over door, window and door to the side and electrics.

Outside

With a block paved driveway which continues to the garage through a gate. There is also an area to the front with established shrubs. The rear garden has a good sized lawn, established shrubs and is enclosed by perimeter fencing.

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.

Broadband and Telecom Communications

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

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.

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.

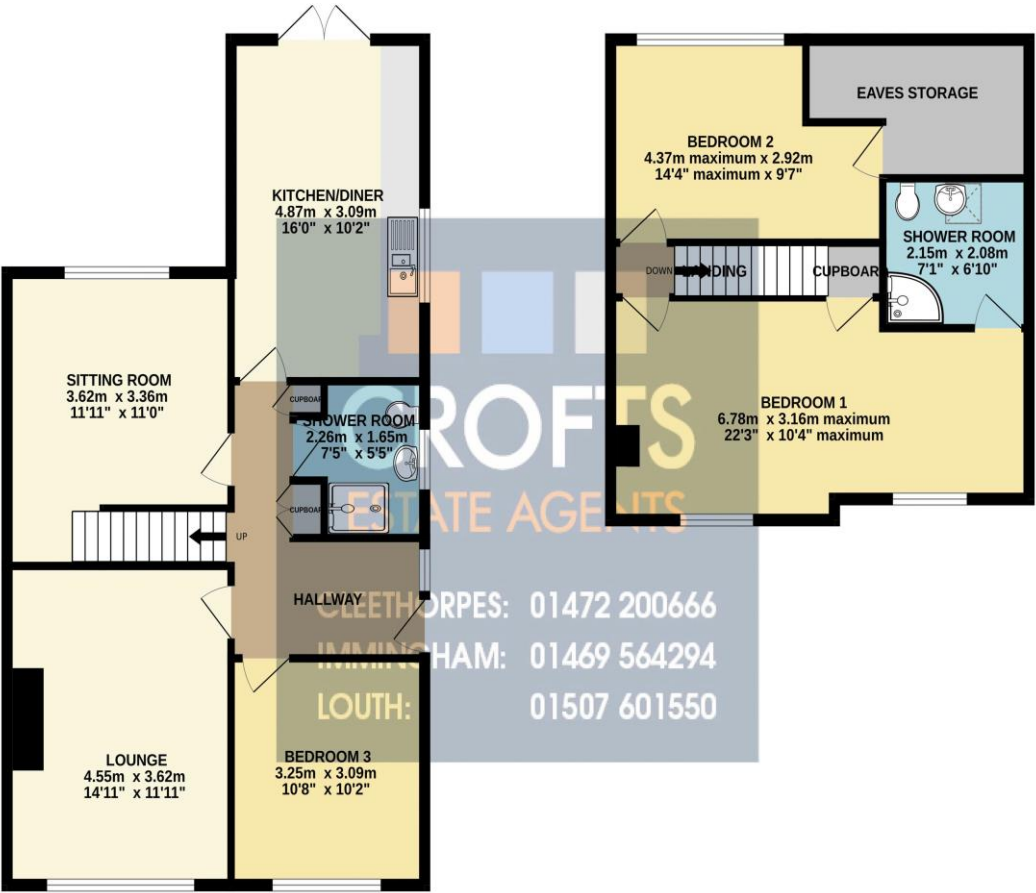
Mortgage and Financial Advice

With access to a wide range of mortgages from over 50 of the UK's best-known lenders, **Crofts Estate Agents**, in partnership with **Forge Financial Solutions**, can help you find the mortgage that best suits your needs.

Forge Financial Solutions will act on your behalf, providing expert advice on mortgages and other financial matters, ensuring you receive tailored guidance and support throughout the process.

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





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 Metropix ©2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		