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



Southfield Avenue

Scartho
DN33 2PB

£220,000

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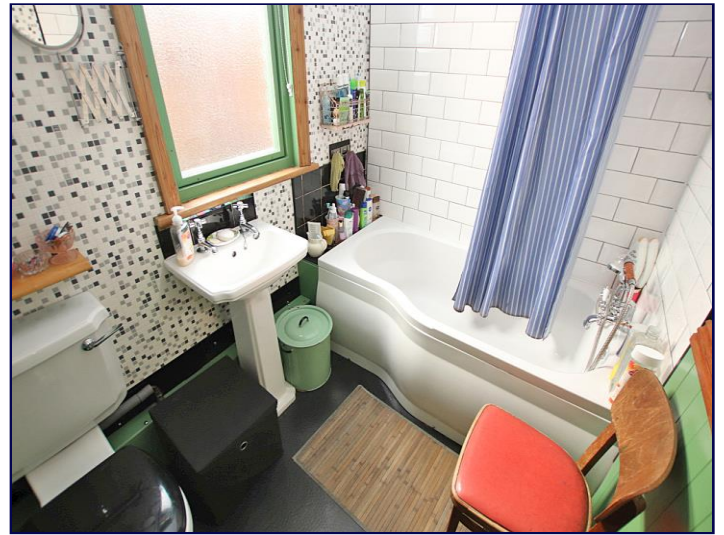
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Property Introduction

Crofts are delighted to present this charming and extended two/three-bedroom detached bungalow, ideally situated in a sought-after and well-established residential area just off Louth Road. Perfectly positioned for easy access to the heart of Scartho, the property benefits from a wealth of local shops, amenities, and excellent transport links, with the town centre just a short drive or bus ride away. Full of character and warmth, this appealing home has been thoughtfully extended to the rear, creating a spacious and versatile living environment that offers plenty of potential for a new owner to make their own mark. The well-planned accommodation includes a kitchen and breakfast area, a comfortable lounge featuring a cosy log burner, and an additional room that can be used as a dining area or a third bedroom, depending on your needs. There are two further double bedrooms and a family bathroom, ensuring ample space for family living or visiting guests. Outside, the property enjoys generous gardens to both the front and rear, with the rear garden offering a pleasant and private retreat. Off-road parking is available to the front, adding to the home's convenience. With electric heating and majority double glazing, this delightful bungalow presents an excellent opportunity for those seeking a character-filled home in a prime residential location. Early viewing is highly recommended to fully appreciate all that this lovely property has to offer.

Lobby/Kitchen

11' 7" x 6' 7" (3.538m x 2.002m) maximum points due to shape
The entry lobby also forms part of the kitchen with storage area and even a small space where the owner has a small breakfast table. Entry door and window to the side elevation. Opening to the kitchen and having doors to the lounge, laundry room and third bedroom.

Kitchen

10' 0" x 6' 6" (3.055m x 1.972m)
Decorative glazed window to the side elevation. Fitted with sink unit along with other storage units. Space to accommodate a fridge. Electric cooker point.

Utility Room

9' 5" x 4' 2" max (2.874m x 1.268m)
uPVC double glazed window to the side elevation. Plumbing and space for a washing machine and tumble dryer. Work surfacing.

Dining/Bedroom Three

7' 4" x 11' 2" (2.236m x 3.410m)
Located to the rear of the property and having electric radiator. uPVC double glazed window. A versatile space allowing for use as a bedroom, home office or a dining area.

Lounge

14' 0" x 13' 7" max (4.259m x 4.138m)

A well proportioned room with the focal point created by the chimney breast with inset multi fuel stove. Secondary glazed window to the side elevation. French doors to the rear opening to the garden. Electric radiator. Wooden painted flooring.

Inner Hallway

3' 5" x 13' 6" (1.052m x 4.122m)

With tiled flooring and having uPVC double glazed window to the side elevation. Coving to the ceiling. Central heating radiator.

Bathroom

7' 5" x 5' 5" (2.255m x 1.661m)

Offering secondary glazed window to the side elevation and being fitted with a w.c and pedestal wash hand basin, along with a P-shaped shower bath. Electric wall heater. Splashback tiling.

Bedroom One

12' 11" x 10' 6" (3.942m x 3.194m)

The first of the double bedrooms has a uPVC double glazed window to the front elevation. Coving to the ceiling. Electric radiator. Decorative cast iron fire place with tiled hearth. Attractive wooden varnished floor boards.

Bedroom Two

13' 0" x 8' 7" (3.952m x 2.617m)

A second double bedroom with uPVC double glazed window to the front elevation. Painted floor boards, Electric radiator, Coving to the ceiling. Airing cupboard.

Outside

Set upon this good sized and established plot which offers off road parking to the front complemented with lawn, shrubs and a wildlife pond. Gated access to the side leading to the rear garden. The rear garden is well proportioned and attracts the majority of the days sun and offers lawned area, shrubs, trees and pathway leading down the garden.

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 with the exception of mains gas, 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 C: 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

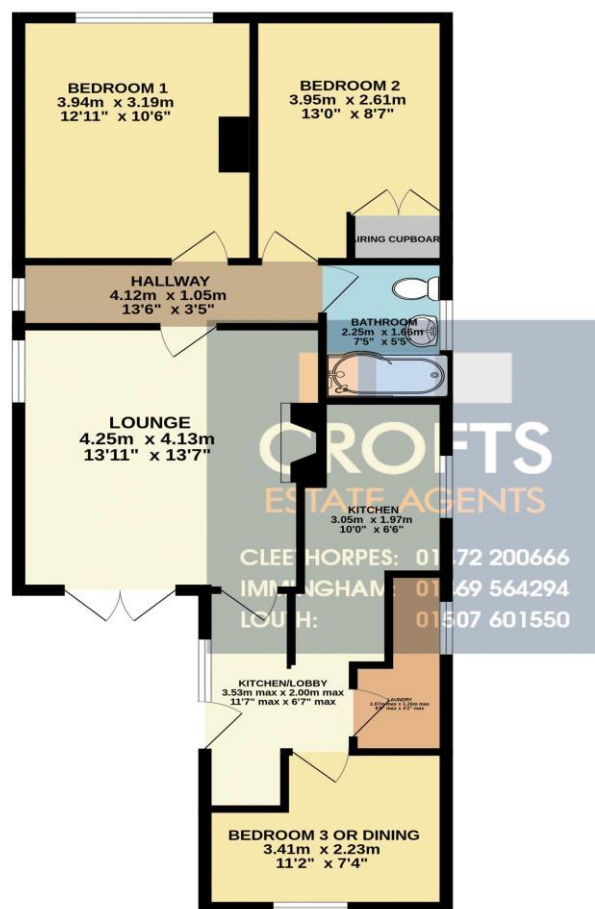
With access to a wide range of mortgages from over 50 of the UK's best-known lenders, **Crofts Estate Agents**, in partnership with **Forge Financial Solutions**, can help you find the mortgage that best suits your needs.

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



GROUND FLOOR
69.3 sq.m. (746 sq.ft.) approx.



TOTAL FLOOR AREA: 69.3 sq.m. (746 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

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