



# CROFTS ESTATE AGENTS

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



Sandgate Close

Scartho Top  
DN33 3TD

£145,000

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### Property Introduction

\*\*\* £5000 Towards Deposit \*\*\* Crofts are pleased to offer to the market this lovely and well presented two bedroom semi detached home, built in 2021, situated in the ever popular area of Scartho Top and offering the remainder of the builders warranty. The accommodation on offer comprises fitted kitchen diner, full width rear lounge with French doors opening onto the garden, and a cloak/WC to the ground floor. To the first floor there are two double bedrooms along with the family bathroom. Set in the corner of a quiet cul de sac, the home includes off road parking for two vehicles and a low maintenance rear garden. Gas central heating and double glazing. Conveniently positioned for local amenities, schools, colleges and the local hospital, this is an ideal home for a range of buyers.

### Entrance Hallway

Composite entry door to the front elevation. Central heating radiator. Staircase to the first floor.

### Cloakroom

Offering pedestal wash hand basin and a close coupled w.c. Central heating radiator.

### Kitchen/Breakfast Room

15' 0" x 6' 6" (4.561m x 1.992m)

This modern kitchen offers a range of fitted wall and base units with contrasting work surfacing with inset stainless steel sink and drainer. Integrated oven and four ring gas hob with extractor and splashback wall guard over. Space for a larger fridge freezer. Central heating radiator. Down lighting to the ceiling.

### Lounge

9' 0" x 13' 5" (2.737m x 4.093m) maximums

A pleasant living space running across the width of the rear of the property and having double glazed window and French doors to the rear. Central heating radiator.

### First Floor Landing

Loft access.

### Bedroom One

13' 5" x 9' 4" (4.09m x 2.844m)

uPVC double glazed window to the rear elevation. Central heating radiator.

### Bedroom Two

7' 10" x 13' 5" (2.377m x 4.09m)

uPVC double glazed window to the front elevation. Central heating radiator. Storage cupboard located over the stairwell.

### Outside

Open plan frontage with parking for two cars, side garden ideal for standing of a shed or similar. Pleasant low maintenance garden with slate beds and patio areas ideal for outdoor entertaining.

### 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](http://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](http://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

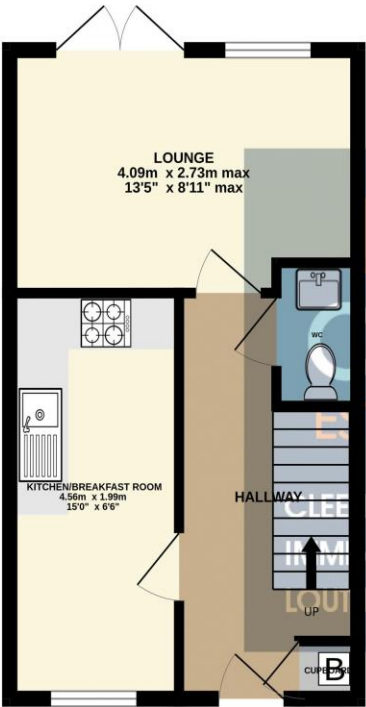
With access to a wide range of mortgages from over 50 of the UK's best-known lenders, **Crofts Estate Agents**, in partnership with **Forge Financial Solutions**, can help you find the mortgage that best suits your needs.

**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.

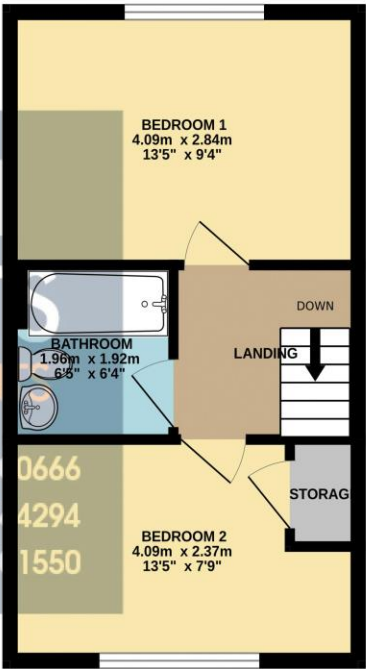
**STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN**



GROUND FLOOR  
29.8 sq.m. (321 sq.ft.) approx.



1ST FLOOR  
29.6 sq.m. (319 sq.ft.) approx.



TOTAL FLOOR AREA : 59.4 sq.m. (640 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		94 A
81-91	B		
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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