



CROFTS ESTATE AGENTS

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



Bowfell Gardens

Scarcho
DN33 2EQ

Monthly Rental Of £1,130
Deposit Of £1,250

*****NOW REDUCED***** Crofts Estate Agents are pleased to present this NEW BUILD three bedroom semi-detached family home to the rental market. Built by Cyden Homes and situated on Kensington Green in Scarcho the property is immaculate inside and out. Internally the property has a welcoming hallway, spacious lounge, downstairs WC, and modern kitchen/diner with integrated oven and four ring gas burner. To the first floor there is a family bathroom, and three good sized bedrooms, with an en-suite to the largest of the three. Externally, the property has a garden to the front, off-road parking for two cars and a secure rear garden with detached garage.

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Front

The property has white framed uPVC windows, along with a front lawn and driveway to the side of the property.

Hallway

16' 4" x 6' 8" (4.98m x 2.04m)

Entering into the property you will find yourself in this welcoming hallway which provides access to the first floor, lounge, kitchen and WC. The hallway has a tiled floor, and window to the side elevation.

Lounge

16' 4" x 10' 11" (4.98m x 3.32m)

The lounge is accessed from the hallway and runs from the front of the property to the dining room. The room is spacious and light with white painted walls, and grey carpet.

Kitchen/Diner

17' 7" x 9' 11" (5.36m x 3.01m)

The kitchen/diner spans the width of the property and is modern with a variety of wall and base units and integrated appliances such as oven, hob and extractor. The kitchen area has tiled flooring with the dining area having the same new grey carpet as the lounge.

Downstairs WC

5' 10" x 2' 10" (1.77m x 0.86m)

The property has a downstairs WC and hand basin situated underneath the stairs.

Bedroom One

13' 10" x 13' 6" (4.22m x 4.12m)

The main bedroom of the property is situated at the front of the property and benefits from an en-suite bathroom. The room is painted white and has new carpets, along with a large window to the front elevation.

En-Suite

7' 5" x 6' 8" (2.26m x 2.04m)

The en-suite is modern and consists of a separate shower cubicle, WC and vanity hand basin.

Bedroom Two

9' 11" x 8' 9" (3.01m x 2.66m)

The second bedroom is situated at the rear of the first floor and is painted white with grey carpet.

Bedroom Three

8' 10" x 8' 10" (2.70m x 2.69m)

The third bedroom is still of good size, and is painted white with grey carpet.

Garden

The rear garden is private with a patio area, lawn and brick driveway to the side.

Garage

The property benefits from a detached garage with up and over door.

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 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

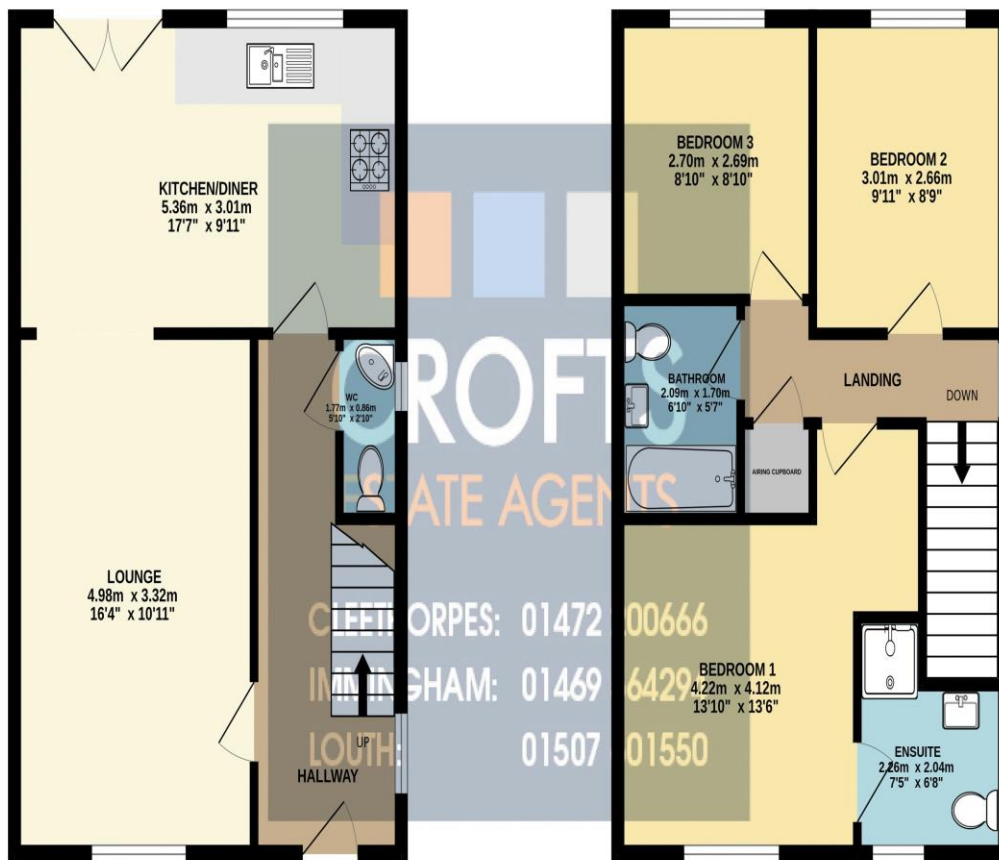
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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
42.8 sq.m. (460 sq.ft.) approx.

1ST FLOOR
42.8 sq.m. (460 sq.ft.) approx.



TOTAL FLOOR AREA: 85.5 sq.m. (921 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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