



# CROFTS ESTATE AGENTS

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



**Thornbury Drive  
Scartho Top  
Grimsby  
DN33 3TR**

**Monthly Rental Of £900  
Deposit Of £980**

Crofts Estate Agents are delighted to bring to market this exceptionally well presented two bedroom semi-detached property situated on Thornbury Drive in Scartho. Set back from the road, this property is tucked away and is extremely quiet. Upon entering the property you will find yourself in a welcoming hallway with ample space to store any coats and shoes. To the left hand side there is an opening into the kitchen which has a range of wooden units with a contrast worktop. The kitchen is fitted with an integrated electric oven, gas hob and extractor hood, there is also a free standing washing machine and full size fridge freezer. The main living area is at the rear of the property, is of great size and neutrally decorated allowing for a light and airy feel which is aided further by the window and patio doors to the rear elevation. ENQUIRE FOR MORE DETAILS.

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### Front

The front of the property is set back from the main road and provides off road parking for two cars.

### Hallway

14' 2" x 5' 8" (4.32m x 1.73m)

The hallway is welcoming and is wide enough to allow a through route into the lounge with ample storage space for shoes and coats.

### Lounge

12' 9" x 11' 9" (3.88m x 3.58m)

The lounge is very spacious and is exceptionally well presented with neutral beige and grey colours ensuring the space is bright and airy which is helped further by the window and patio doors to the rear elevation. There is also a storage cupboard under the stairs for additional belongings.

### Kitchen

10' 5" x 5' 9" (3.18m x 1.74m)

Situated at the front of the property and accessed via the entrance hallway, the kitchen has wood effect units with a contrast grey worktop. The kitchen is equipped with an integrated hob, extractor and oven along with an under counter washing machine and free standing fridge freezer.

### Bedroom One

11' 9" x 10' 11" (3.57m x 3.32m)

The main bedroom is situated to the rear of the first floor and is an extremely good size double bedroom with space for side tables and a large double wardrobe which still leaves plenty of floor space available.

### Bedroom Two

11' 9" x 7' 6" (3.57m x 2.28m)

The second bedroom is also of good size and capable of fitting a double bedroom, or as it is currently utilised as a single bedroom/dressing area.

### Bathroom

8' 4" x 4' 11" (2.54m x 1.50m)

The family bathroom is fitted with white three piece suite with WC, hand basin and bath with overhead shower. All fixtures and fittings are in good order.

### Garden

The garden has both a patio and lawned area, along with a section of decking to the rear, suitable for outdoor hosting. There is also a shed for additional 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 : 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.

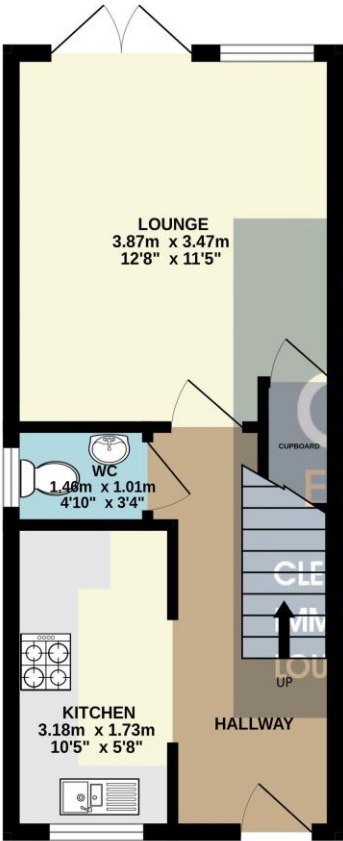
**Mortgage and Financial Advice**

With access to 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

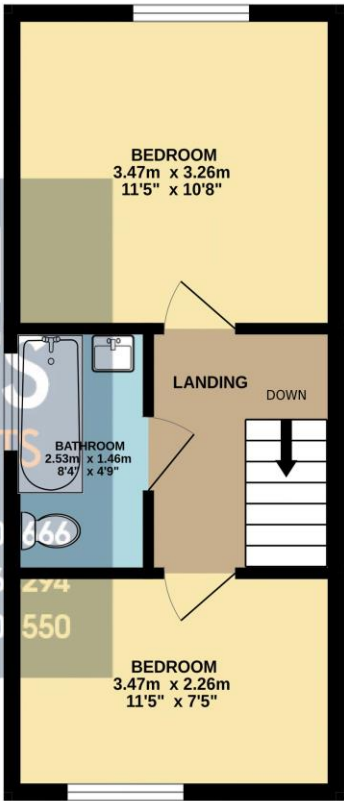
**STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**



GROUND FLOOR  
28.0 sq.m. (301 sq.ft.) approx.



1ST FLOOR  
28.0 sq.m. (301 sq.ft.) approx.



TOTAL FLOOR AREA : 56.0 sq.m. (602 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		91 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		