CROFTS ESTATE AGENTS PASSIONATE ABOUT PROPERTY

CLEETHORPES 01472 200666

IMMINGHAM 01469 564294

LOUTH 01507 601550



Thornbury Drive Scartho Top Grimsby DN33 3TR

Monthly Rental Of £900 Deposit Of £980 Crofts Estate Agents are delighted to bring to marked 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.

CLEETHORPES:62 St Peters Avenue, Cleethorpes, DN35 8HPIMMINGHAM:21 Kennedy Way, Immingham, DN40 2ABLOUTH: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







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" ($3.57m \times 2.28m$) 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.

facebook.

Cleethorpes01472 200666Immingham01469 564294Louth01507 601550

www.facebook.com/croftsestateagents

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 websitewww.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 MORTAGE 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 s.g.m. (602 s.g.ft.) approx. White very attempt has been made to ensure the accurscy of the floorplan contained here, measurements of doors, windows, more main and providence status and no responsibility taken for any enromission or mis-statement. This plan is for illustrative purposes only and bhuid 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.



DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS Although we have taken great care to insure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. In particular any information provided in respect of tenure, council tax, rateable values etc has been given in good faith and whills believed to be correct, may be subject to amendment. Any references to the condition, use or appearance of the property are made for guidance only, and no warranties are given or implied by this information. It is not Crofts policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their ow enquires, in order to ensure that any necessary consents have been obtained. All measurements are approximate and are for guidance only and cannot be relied upon. Measurements are taken from wall to wall onliess otherwise stated, with the metric conversion shown in brackets. Any plans or mago contained any provise for judiance only and cannot be elide upon. Tords have not tested any paparaus, equipment, fixtures, fittings or envices including certral bacting systems and cannot therefore verify that they are in working order, or fit for their intended purpose. These details do not form any part of any contract, and unless specifically stated otherwise, furnishings and contents are not included within this sale.