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



Rosemallow Close
Springfield Park
Scartho
DN33 3EN

£155,000

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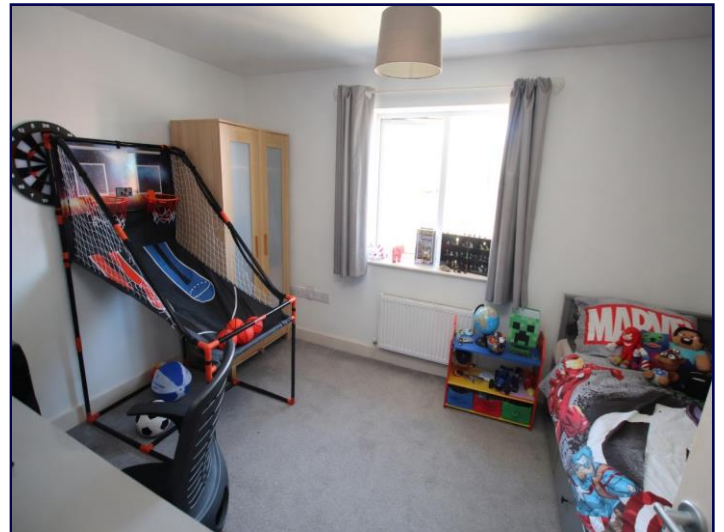
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Property Introduction

Tucked away within a quiet cul-de-sac on the ever-popular Springfield Park development in Scartho, this attractive two-bedroom mid-link home presents an ideal opportunity for first-time buyers looking to step onto the property ladder in a highly desirable location. Conveniently situated close to a wide range of local amenities, well-regarded schools, and Diana, Princess of Wales Hospital, the property combines modern living with everyday convenience. Beautifully presented throughout, the accommodation briefly comprises a welcoming and comfortable living room, a stylish kitchen-diner with French doors opening onto the rear garden, and a practical ground floor cloakroom/WC. To the first floor are two generously sized double bedrooms and a well-appointed family bathroom. Externally, the property benefits from driveway parking to the front, while the rear garden has been thoughtfully designed for low-maintenance living, featuring attractive Indian sandstone paving — perfect for relaxing or entertaining outdoors.

Lounge

15' 11" x 12' 8" (4.847m x 3.855m)

A bright and welcoming living space featuring a stylish composite front entrance door, attractive wood-effect laminate flooring, and a staircase rising to the first floor, creating a warm and inviting first impression.

Kitchen

12' 1" x 12' 6" (3.674m x 3.809m)

A beautifully presented kitchen diner fitted with a range of modern shaker-style units and complementary worktops inset with a resin sink. Integrated oven and gas hob, with additional space for further appliances. Housing the Ideal Logic central heating boiler. French doors open directly onto the rear garden, providing the perfect space for entertaining and family living.

Cloakroom

3' 3" x 6' 2" (0.996m x 1.877m)

Convenient ground floor cloakroom fitted with a WC and hand basin.

First Floor Landing

With access to the loft and doors leading to all first-floor accommodation.

Bedroom One

12' 1" x 12' 7" (3.683m x 3.845m)

A generous front aspect principal bedroom benefiting from mirrored fronted wardrobes and a useful built-in storage cupboard, offering excellent storage solutions.

Bedroom Two

8' 10" x 12' 6" (2.700m x 3.816m)

A well-proportioned rear aspect bedroom overlooking the garden, ideal as a guest room, nursery, or home office.

Bathroom

6' 10" x 5' 6" (2.086m x 1.680m)

Stylishly appointed bathroom fitted with a modern vanity unit, WC, and panelled bath with shower over, creating a practical yet relaxing space.

Outside

Outside, the property benefits from off-road driveway parking, providing convenient everyday practicality. To the rear, the enclosed garden has been thoughtfully designed for low-maintenance living, featuring attractive Indian sandstone paving — an ideal space for outdoor dining, entertaining, or simply relaxing.

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

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.

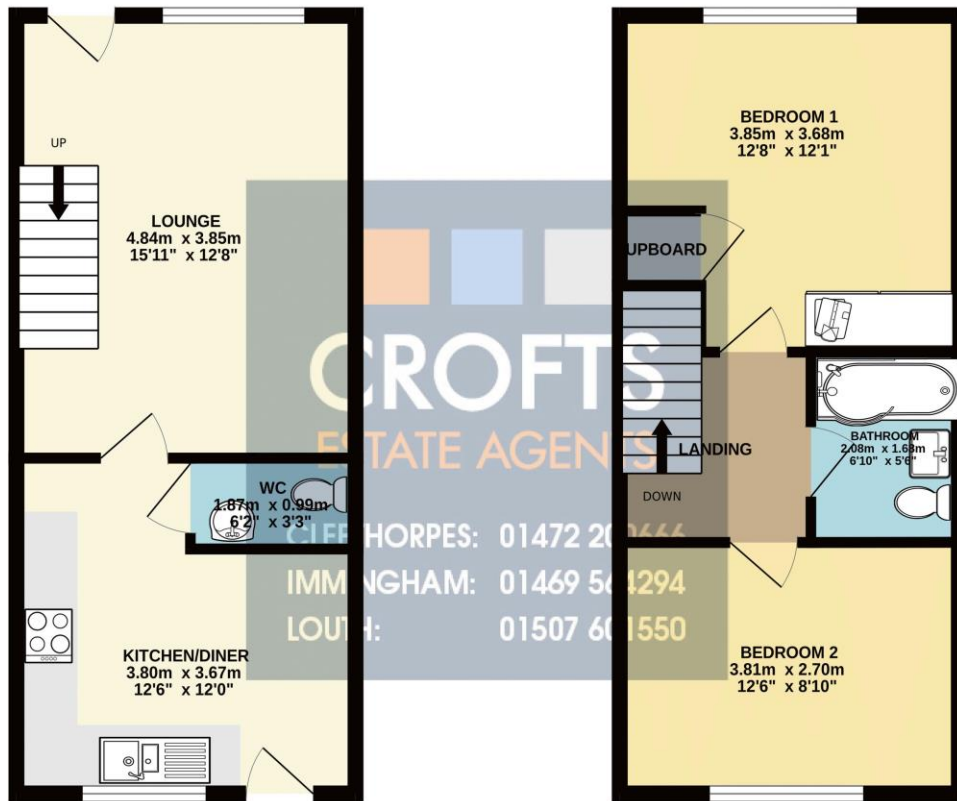
Forge Financial Solutions will act on your behalf, providing expert advice on mortgages and other financial matters, ensuring you receive tailored guidance and support throughout the process.

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



GROUND FLOOR
32.7 sq.m. (352 sq.ft.) approx.

1ST FLOOR
32.7 sq.m. (352 sq.ft.) approx.



TOTAL FLOOR AREA: 65.4 sq.m. (704 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		98 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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