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Southfield Avenue

Scartho
DN33 2PA

£155,000

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 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



Property Introduction

This beautifully presented three-bedroom semi-detached bungalow, located in the ever-popular area of Scartho, offers stylish and modern living that's ready to move straight into. Perfect for a wide range of buyers, the property has been thoughtfully updated in recent years, including a contemporary fitted kitchen installed approximately two years ago and a sleek modern shower room added around a year ago. Benefitting from gas central heating and uPVC double glazing throughout, the well-planned accommodation briefly comprises an inviting entrance hallway, spacious lounge, stunning modern kitchen, contemporary shower room, and three versatile bedrooms. Externally, the property continues to impress with ample off-road parking to the front for multiple vehicles, while to the rear is a generously sized private garden enjoying both morning and afternoon sunshine — an ideal space for relaxing or entertaining. Homes of this quality in such a sought-after location rarely stay on the market for long, so early viewing is highly recommended.

Entrance Hallway

Offering uPVC double glazed entry door to the side elevation. Coving and loft access to the ceiling. Central heating radiator.

Lounge

15' 0" x 10' 11" (4.575m x 3.337m)
uPVC double glazed window to the front elevation. Feature fireplace. Coving to the ceiling. Central heating radiator.

Kitchen

16' 6" x 9' 11" (5.032m x 3.018m) max
The kitchen is a bright and practical space with a clean, modern finish that would appeal to families and professionals alike. Featuring a comprehensive range of cream shaker-style wall and base units complemented by sleek dark grey granite-effect worktops, the kitchen offers excellent storage and workspace. Integrated appliances include a stainless steel double oven, gas hob, and black chimney extractor hood. There is also space for additional appliances such as a fridge/freezer and washing machine. A large window above the sink floods the room with natural light, while double patio doors (visible from the adjacent area) provide access to the rear garden and further enhance the sense of space and light. The floor is finished with hard-wearing beige tiles with a decorative border, and the room benefits from contemporary ceiling spotlighting. This is a well-equipped, functional kitchen that forms the heart of the home, ideal for everyday family life and entertaining.

Shower Room

8' 8" x 4' 6" (2.642m x 1.384m)
This contemporary shower room is finished to a high standard and offers a bright, modern feel and was installed around a year ago. The room features large-format grey wood-effect tiles to the walls with a contrasting mosaic tile border, creating a stylish and easy-to-maintain finish. It is fitted with a generous white shower tray and glass screen, a chrome thermostatic shower mixer, a white wall-

mounted vanity unit with integrated basin, and a concealed cistern WC. A useful black heated towel rail provides both warmth and practicality, while a window allows for excellent natural light and ventilation. The floor is finished with coordinating wood-effect flooring, adding to the clean, contemporary aesthetic. This well-presented shower room offers a practical and attractive bathing space, ideal for modern living.

Bedroom One

13' 7" x 9' 11" (4.129m x 3.034m)

This is a well-proportioned double bedroom, currently presented with a contemporary feel. The room features a striking purple feature wall complemented by neutral tones on the remaining walls, creating a stylish and calming space. Large window that floods the room with natural light. Central heating radiator.

Bedroom Two

8' 0" x 11' 11" (2.447m x 3.640m)

A bright and versatile bedroom, with neutral white walls, a large window with vertical blinds allowing ample natural light. Central heating radiator.

Bedroom Three

7' 8" x 8' 5" (2.342m x 2.562m)

Another well-presented single bedroom offering flexible accommodation. This room features neutral décor with white walls, Large window with vertical blinds providing good natural light. Central heating radiator.

Outside

This attractive detached bungalow is presented with well-maintained curb appeal. A generous block-paved driveway provides excellent off-road parking for multiple vehicles, leading to the property's front entrance. To the rear, the property benefits from a beautifully sized, private garden that is a particular highlight. The garden comprises a large, well-maintained lawn bordered by timber fencing, with a substantial brick-paved patio area ideal for outdoor dining and entertaining. A useful timber garden shed provides storage, while mature trees and shrubs offer privacy and a pleasant outlook. The garden enjoys plenty of sunlight throughout the day. Double patio doors from the property open directly onto the rear garden, creating a wonderful indoor-outdoor flow — perfect for family living and summer entertaining. This well-presented bungalow sits in a generous plot with excellent garden space, making it highly appealing for families and those who enjoy outdoor living.



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

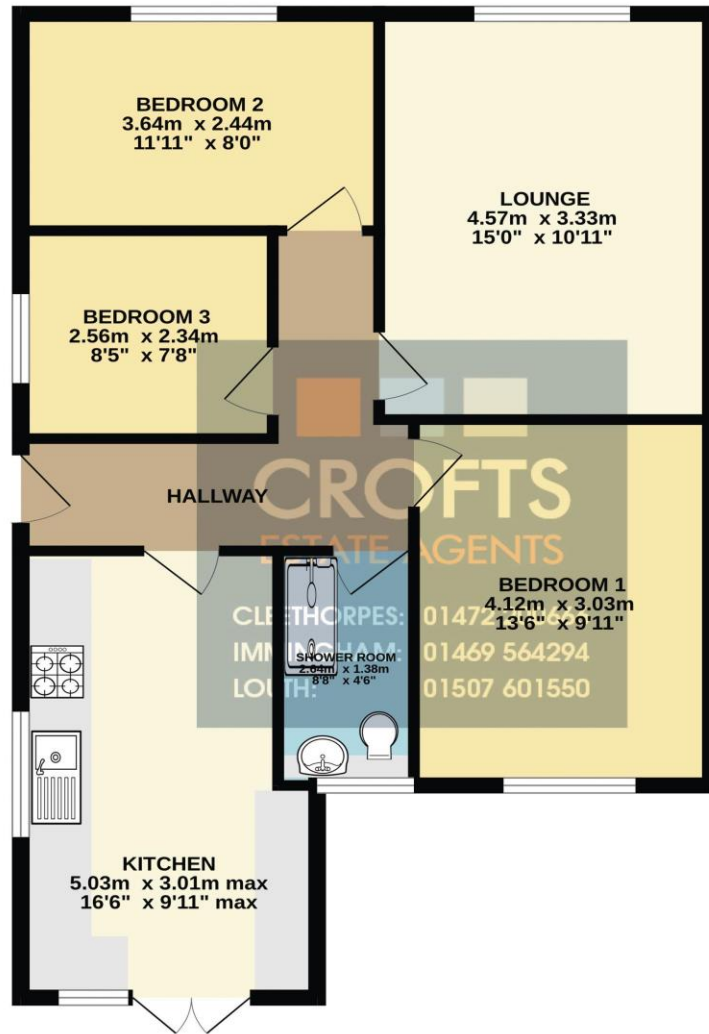
We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

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.



GROUND FLOOR
68.1 sq.m. (733 sq.ft.) approx.



TOTAL FLOOR AREA : 68.1 sq.m. (733 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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