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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

£140,000

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Property Introduction

Situated within the highly desirable Scartho Top development, this beautifully presented two-bedroom semi-detached home offers contemporary living in a fantastic location. Built in 2020, the property benefits from modern construction, excellent energy efficiency and a practical layout, making it an ideal purchase for first-time buyers, young families, investors or those looking to downsize. Priced for an early sale, viewing is essential. Finished in a neutral décor throughout, the accommodation is ready to move straight into. The ground floor comprises a welcoming entrance hall with useful storage, a modern fitted breakfast kitchen, a convenient cloakroom/WC and a spacious lounge with French doors opening onto the enclosed rear garden, creating the perfect space for both relaxing and entertaining. To the first floor are two double bedrooms, complemented by a stylish family bathroom fitted with a contemporary white three-piece suite. Outside, the property benefits from allocated off-road parking to the front, complete with an EV charging point, while the enclosed rear garden provides a private and low-maintenance outdoor space. Combining modern style, practical living and an excellent location, this superb home is sure to appeal to a wide range of buyers.

Entrance Hallway

Offering composite entry door to the front elevation. Tiled flooring. Central heating radiator. Storage cupboard with Logic boiler. Staircase to the first floor with storage cupboard beneath.

Cloakroom

5' 6" x 2' 10" (1.683m x 0.853m)

Equipped with a w.c and vanity wash hand basin. Central heating radiator.

Lounge

9' 2" x 13' 5" (2.783m x 4.080m) maximums

uPVC double glazed window and French doors to the rear elevation. Laminate flooring. Central heating radiator.

Kitchen/Diner

14' 11" x 6' 6" (4.535m x 1.982m)

A lovely modern kitchen offering a good complement of fitted wall and base units with contrasting work surfacing with inset stainless steel sink and drainer. Integrated oven and four ring gas hob. Splashback tiling. Plumbing for a washing machine. uPVC double glazed window to the front elevation. Central heating radiator.

First Floor Landing

Loft access.

Bedroom One

9' 4" x 13' 5" (2.850m x 4.085m)

uPVC double glazed window to the rear. Central heating radiator.

Bedroom Two

7' 11" x 10' 9" (2.42m x 3.280m)

uPVC double glazed window. Central heating radiator. Storage cupboard.

Bathroom

6' 6" x 6' 4" (1.970m x 1.926m)

Equipped with a panelled bath with screen and shower over, vanity wash hand basin and close coupled w.c. Splashback tiling. Central heating radiator.

Outside

Parking to the front for two cars. Rear garden with lawned area and having fenced perimeter.

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

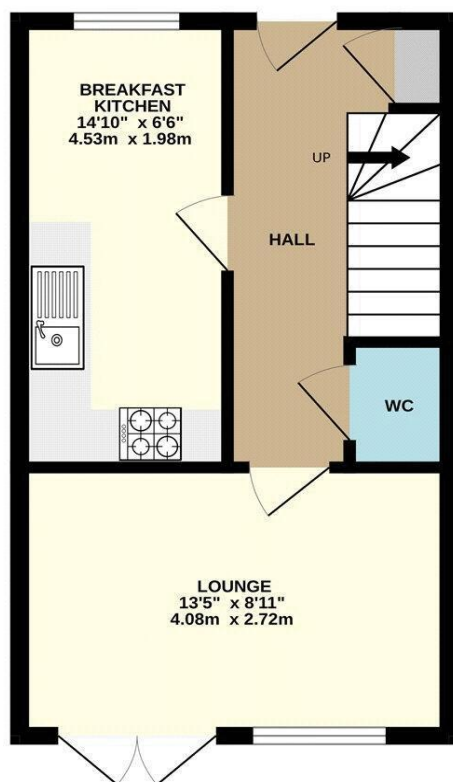
We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

Property Management

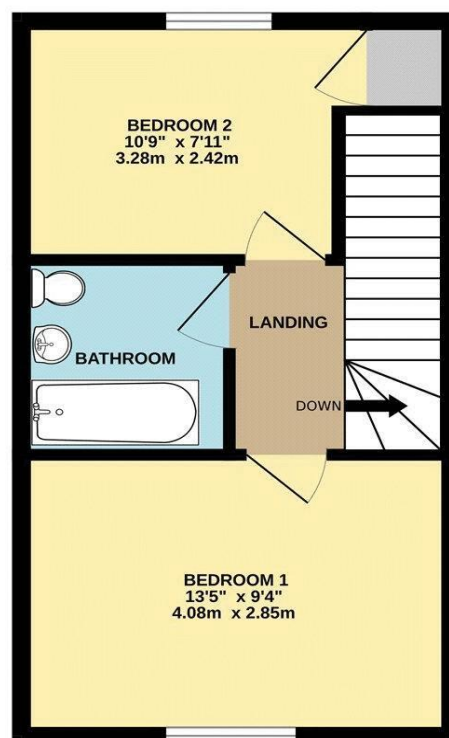
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.



GROUND FLOOR
318 sq.ft. (29.6 sq.m.) approx.



1ST FLOOR
318 sq.ft. (29.6 sq.m.) approx.



TOTAL FLOOR AREA : 637 sq.ft. (59.1 sq.m.) 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		94 #
81-91	B		
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		