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



Amesbury Avenue

Scartho
DN33 3HT

Offers in the Region Of £169,950

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Property Introduction

Early viewing is advised on this three bedroom detached bungalow located within this popular residential area of Scartho. The property in question benefits from gas central heating and uPVC double glazing and briefly comprises entrance hallway, bay fronted lounge, dining kitchen, bathroom and three bedrooms. Front garden with ample off road parking and gated access to the side leading to the detached garage. To the rear, there is a pleasant rear garden with patio and lawn all complemented with established shrubs and plants. Viewing is advised.

Entrance Hallway

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

Lounge

16' 6" into bay x 10' 0" (5.035m x 3.041m)

With walk in uPVC double glazed bay window to the front elevation and two further double glazed windows to the side. Coving and rose to the ceiling. Central heating radiator. Electric fire with surround.

Kitchen

9' 1" x 9' 11" (2.774m x 3.020m)

uPVC double glazed window to the side elevation and being equipped with a range of wall and base units with contrasting work surfacing with inset one and a half sink and drainer. Splashback tiling. Integrated four ring gas hob. Plumbing for a washing machine. Opens to the dining area.

Dining Area

7' 10" x 9' 8" (2.398m x 2.934m)

uPVC double glazed windows to the side and rear elevations. uPVC double glazed stable door to the rear. Cupboard housing the gas boiler. Central heating radiator.

Bedroom One

13' 1" into wardrobes x 10' 0" (3.979m x 3.045m)

uPVC double glazed window to the side elevation. Fitted wardrobes to one wall. Coving to the ceiling. Central heating radiator.

Bedroom Two

7' 10" x 9' 11" (2.375m x 3.018m)

uPVC double glazed window to the front elevation. Central heating radiator.

Bedroom Three

7' 4" x 10' 3" (2.246m x 3.128m)

uPVC double glazed window to the front elevation. Central heating radiator. Coving to the ceiling.

Shower Room

6' 2" x 5' 6" (1.876m x 1.679m)

Fitted with a pedestal wash basin, low level w.c and corner shower with electric shower. Splashback tiling. Central heating radiator. uPVC double glazed window to the side elevation.

Outside

To the front there is large expanse of block paving creating ample off road parking or even standing for a caravan or similar. Gated access to the side provides access to the detached garage and rear garden. The rear garden enjoys a good degree of privacy and benefits from the morning and afternoon sun and offers patio area, lawn, shrubs and trees.

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

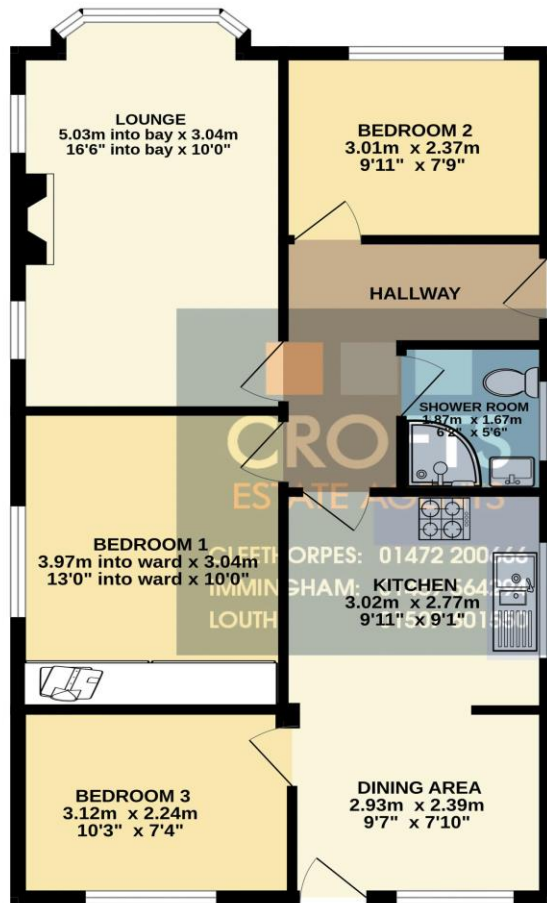
With access to a wide range of mortgages from over 50 of the UK's best-known lenders, **Crofts Estate Agents**, in partnership with **Forge Financial Solutions**, can help you find the mortgage that best suits your needs.

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



GROUND FLOOR
65.6 sq.m. (706 sq.ft.) approx.



TOTAL FLOOR AREA: 65.6 sq.m. (706 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		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		