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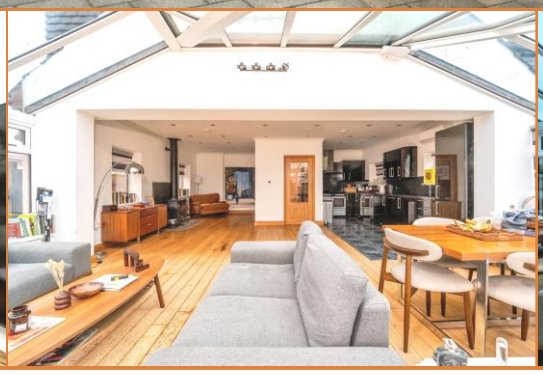
CLEETHORPES
01472 200666

IMMINGHAM
01469 564294

LOUTH
01507 601550









255 Louth Road
Scartho
DN33 2JX

£350,000

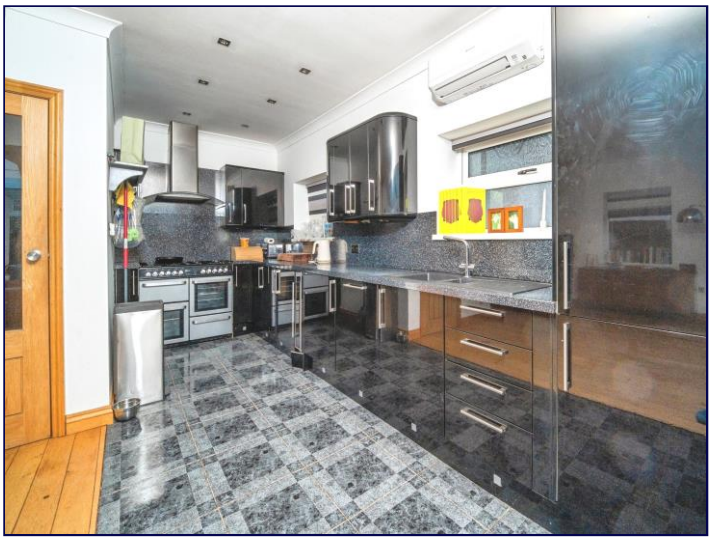
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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

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Property Description
NO FORWARD CHAIN | DETACHED FAMILY HOME | GENEROUS REAR GARDEN & SUMMER HOUSE
Offered for sale with no forward chain, this versatile detached property on Louth Road, Scartho presents an excellent opportunity for a growing family seeking flexible living space in a highly regarded village location. Beautifully spacious throughout, the accommodation is currently arranged as a five-bedroom home, although one of the ground floor bedrooms could easily be reinstated as an additional reception room or lounge, depending on individual requirements. The heart of the home is the impressive open-plan kitchen, living and dining area, creating a sociable space for everyday family life and entertaining alike. Featuring a multi-fuel burner, this welcoming room flows seamlessly into the sun room, which enjoys pleasant views over the rear garden. The ground floor also benefits from a convenient WC and two versatile bedrooms. To the first floor are three further bedrooms, including the principal bedroom with en-suite facilities, together with a modern family bathroom. Externally, the property enjoys a generous rear garden complete with a summer house, providing an ideal setting for outdoor entertaining, relaxation, or home working. Ample off-road parking further enhances the property's appeal. Additional benefits include underfloor heating throughout the ground floor, two air conditioning units and uPVC double glazing. Situated within the ever-popular village of Scartho, the property is conveniently positioned for a range of local amenities, healthcare facilities and highly regarded schools. Viewing is highly recommended to fully appreciate the size, flexibility and potential this superb family home has to offer.

Entrance Hall
13' 1" x 11' 11" (3.99m x 3.62m)
Entering the property reveals Oak flooring and an under stairs storage cupboard. There is also UNDER FLOOR HEATING throughout the entire ground floor.

WC
3' 9" x 6' 2" (1.14m x 1.89m)
The WC has an opaque window to the side elevation, partially tiled walls, a tiled floor and a WC and basin.

Kitchen/Diner/Lounge
19' 9" x 21' 9" (6.01m at longest x 6.63m at widest)
With two windows to both side elevations, Oak flooring and also a tiled floor to the kitchen area. There is a range of fitted units to base and eye level with a sink and drainer, dish washer and plumbing for a washing machine. There is also a good space for a dining table and also sofas. A cozy multi burning stove compliments the area.

Sun Room
12' 10" x 21' 9" (3.90m at longest x 6.63m)
The sun room has tri aspect windows and French doors to the rear elevation and Oak flooring.

Bedroom Four
14' 4" x 11' 11" (4.38m at longest x 3.62m)
Bedroom four has a bay window to the front elevation and Oak flooring. This could also be a lounge if required.

Bedroom Five
11' 8" x 9' 5" (3.56m x 2.87m)
Bedroom five has a bay window to the front elevation and Oak flooring.

First Floor Landing
14' 4" x 5' 7" (4.36m x 1.70m)
With two Velux windows to the side elevation, a radiator and laminate flooring. There is also access to eaves storage.

Bedroom One
13' 10" x 12' 4" (4.22m x 3.75m to wardrobe)
Bedroom one has a window to the side elevation, coving to the ceiling, a radiator and laminate flooring. There is also a built in wardrobe.

En-suite
8' 2" x 5' 0" (2.50m x 1.53m)
The en-suite has an opaque window to the side elevation, fully tiled walls, a heated towel rail and a tiled floor. There is also a WC, basin and a cubicle with a mains shower.

Bedroom Two
10' 9" x 8' 11" (3.27m x 2.73m)
Bedroom two has a window to the side elevation, coving to the ceiling, a radiator and laminate flooring.

Bedroom Three
7' 3" x 8' 2" (2.21m x 2.48m)
Bedroom three has a window to the side elevation, coving to the ceiling, a radiator and laminate flooring. There are also built in storage cupboards.

Bathroom
7' 5" x 7' 0" (2.26m x 2.14m)
The bathroom has an opaque window to the side elevation, fully tiled walls, a heated towel rail and vinyl flooring. There is also a FOUR piece suite with a WC, basin, free standing bath and a shower cubicle with a mains shower.

Summer House
The summer house is se up as a man cave and offers versatile options.

Outside
With a vast block paved frontage providing ample off road parking with walled and fenced boundaries. Access to the rear garden through a gate to the side which reveals a patio area, a large lawn, all enclosed by perimeter fencing.





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 and all viewings are strictly by appointment only please.

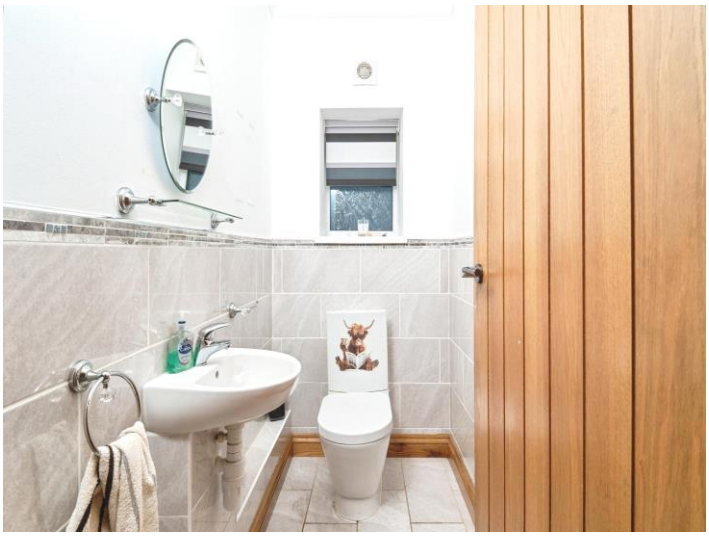
Council Tax Information
Band C: To confirm council tax banding for this property please view the websitewww.voa.gov.uk/cti

Mortgage Services
Our Mortgage Services Consultants can help you explore your mortgage and protection options by providing clear guidance on the home-buying process, including the costs involved and advice on how much you can afford to borrow. They can also help you find the right mortgage by comparing thousands of deals from a panel of high street and specialist lenders.

Any fees payable will be explained in your initial no-obligation appointment, before you choose whether to use our Mortgage Services.

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.









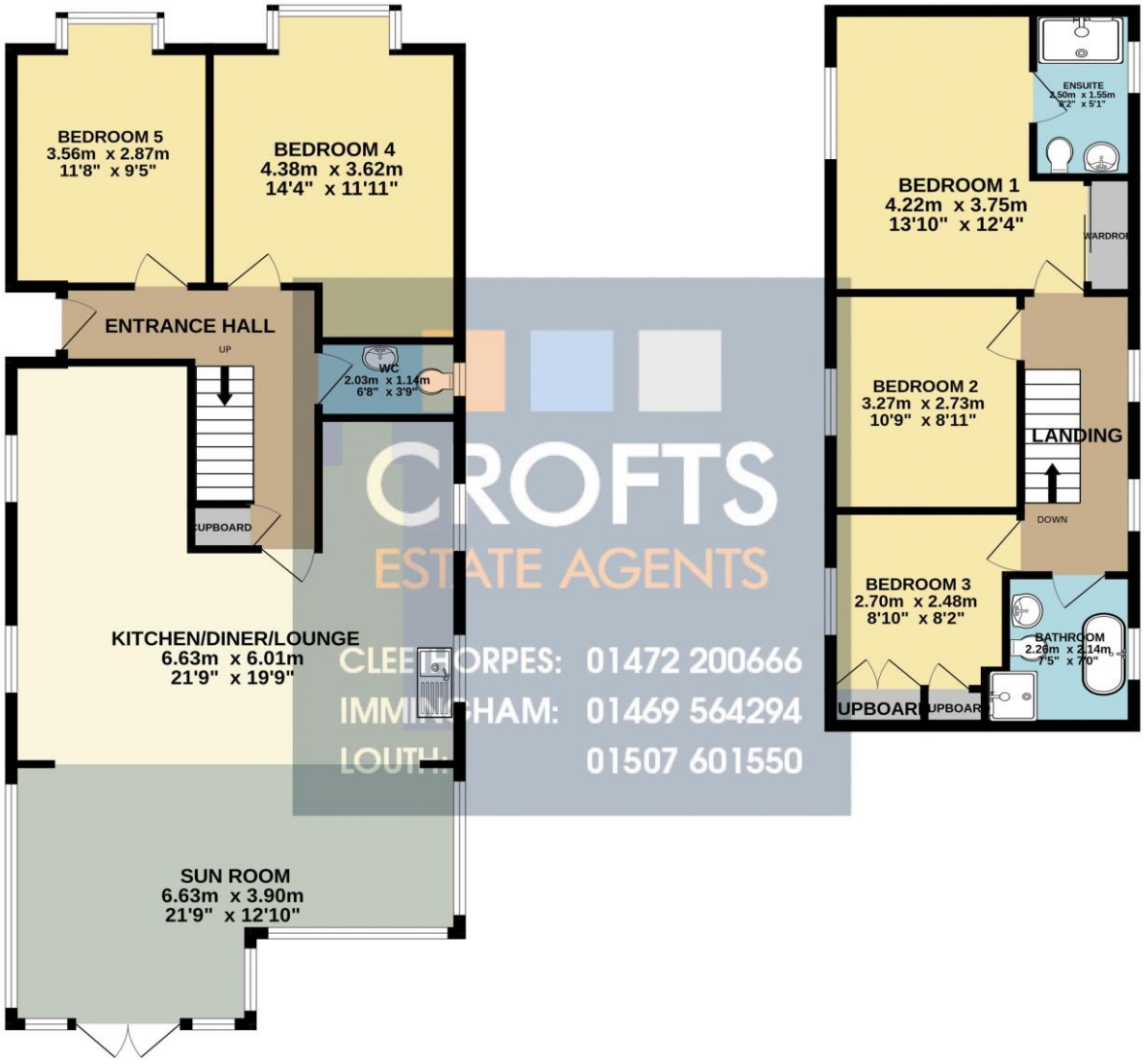




Monday to Friday	9am to 5.30pm (Tuesday opening 9.30am)
Saturday	9am to 3.00pm
Sunday	Closed

GROUND FLOOR
91.4 sq.m. (984 sq.ft.) approx.

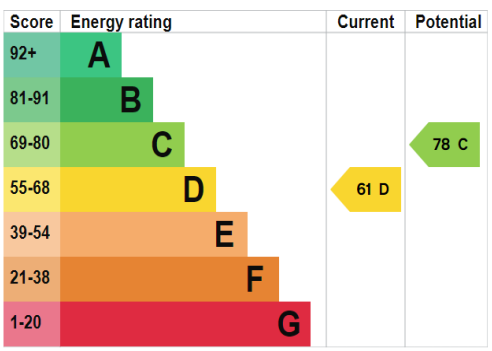
1ST FLOOR
47.0 sq.m. (506 sq.ft.) approx.



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TOTAL FLOOR AREA : 138.4 sq.m. (1490 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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MS/SEQ/8768/08.26