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Ford Close

Scartho Top
DN33 3GH

Offers in the Region Of £245,000

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Property Introduction

Crofts Estate Agents are pleased to present this stylish four-bedroom detached home, built in 2015. Boasting strong kerb appeal, the property has been competitively priced, offering a move-in ready finish. To the front, there is off-street parking for two vehicles along with access to the integrated garage. The rear garden has been thoughtfully landscaped, featuring a patio area spanning the width of the property, with a raised section beyond that creates an attractive and functional outdoor space with lawn and patio areas, along with garden shed and pergola. Inside, the ground floor offers a welcoming entrance hall, a comfortable lounge, and a modern kitchen-diner with patio doors opening onto the garden. A separate utility room and downstairs W/C add to the practicality of the layout. Upstairs, the property comprises four well-proportioned double bedrooms, including a principal bedroom with en-suite, alongside a contemporary family bathroom. Offered with no forward chain, this home is ready for immediate viewing.

Entrance Hallway

With composite entry door to the front elevation. Staircase to the first floor.

Lounge

15' 2" x 11' 0" (4.63m x 3.35m)

Neutrally decorated, the lounge has a double glazed window to the front elevation. Laminate flooring. Central heating radiator.

Kitchen/Diner

10' 10" x 17' 5" (3.29m x 5.30m)

Open plan styled dining kitchen offering a good array of fitted wall, base and larder style units with complementary work surfacing with inset sink and drainer. Integrated eye level oven and microwave, along with a four ring hob with chimney extractor over. Integrated fridge, freezer and dishwasher. uPVC double glazed window and French doors to the rear elevation. Central heating radiator. Under stairs storage cupboard.

Utility

7' 1" x 6' 1" (2.17m x 1.85m)

With composite entry door to the rear aspect, the utility room has a wall unit containing the boiler and a base unit with work surfacing and sink over. Plumbing and space for a washing machine and dishwasher.

Cloakroom

The cloakroom offers a double glazed window to the side elevation and is fitted with a wc and wash hand basin.

First Floor Landing

Access to the bedrooms and family bathroom. Loft access.

Bedroom One

13' 9" x 11' 0" (4.19m x 3.35m)

The first of the double bedrooms has a double glazed window to the front elevation. Central heating radiator. Fitted wardrobes to one wall. Door through to the ensuite.

Ensuite

Double glazed window to the front and being fitted with a close coupled w.c, vanity wash hand basin and a walk in shower cubicle. Tiled splashback.

Bedroom Two

13' 7" x 8' 10" (4.14m x 2.68m)

Double glazed window to the rear. Central heating radiator. Fitted wardrobes.

Bedroom Three

12' 4" x 9' 7" (3.76m x 2.92m)

Double glazed window to the rear. Central heating radiator. Fitted wardrobe.

Bedroom Four

12' 3" x 8' 6" (3.74m x 2.59m)

uPVC double glazed window. Central heating radiator. Fitted wardrobes.

Family Bathroom

8' 10" x 6' 3" (2.68m x 1.90m)

Double glazed window to the rear elevation. Equipped with a close coupled w.c, pedestal wash hand basin and a panelled bath with screen and shower over. Splashback tiling. Central heating towel radiator.

Outside

The front is open plan with lawn and flower border and has a double width driveway leading to the integrated single garage. To the rear the garden enjoys a reasonable degree of privacy and has a patio area. Stepping up takes you to a lawn area which also has

a secondary patio area with roofed pergola over. Further paved area with garden shed. Established shrubs and plants.

Garage

The garage has an up and over door and has internal light and power points.

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 D: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

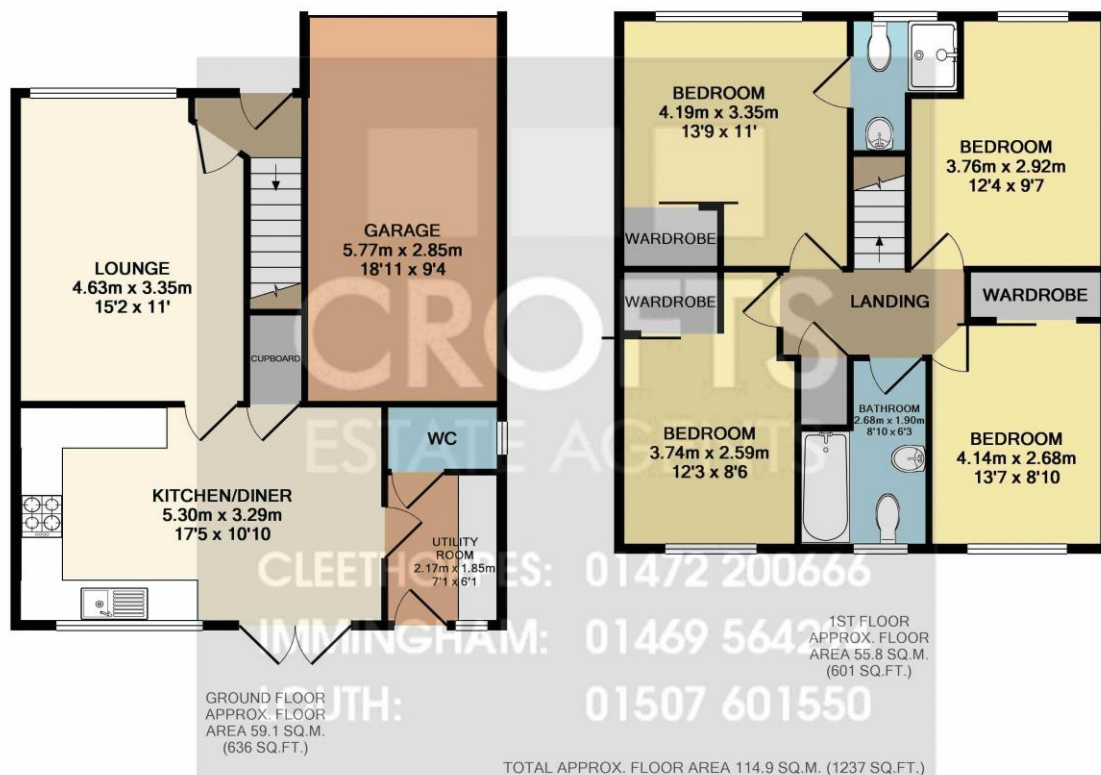
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Property Management

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.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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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