



CROFTS ESTATE AGENTS

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



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£249,950

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Property Description

Early viewing is advised on this well presented and maintained four bedroom detached family home. Set within this popular development which itself offers a local school, shop and is also within easy access to the town centre and the areas local colleges and hospital, the property benefits from gas central heating and uPVC double glazing. The accommodation on offer briefly comprises entrance hallway, cloakroom, dining room, living room, conservatory, kitchen, landing, family bathroom and four bedrooms with ensuite to the main. The garage has also been partially converted to create a useful storage area / utility and with the front section kept for everyday storage for bikes etc. Driveway creating off road parking for two cars. Established rear garden with lawn, flower beds and patio area.

Entrance Hallway

Composite entry door to the front elevation and uPVC double glazed window to the side. Two central heating radiators. Staircase to the first floor.

Cloakroom

4' 10" x 2' 4" (1.463m x 0.714m)

Fitted with coving to the ceiling and an extractor fan, the cloakroom offers a close coupled w.c and vanity wash hand basin with tiled splashback. Central heating towel radiator.

Dining Room

10' 0" x 8' 0" (3.052m x 2.438m)

uPVC double glazed window to the front elevation. Coving to the ceiling. Central heating radiator. Door from the hallway and double doors through to the lounge.

Lounge

15' 1" x 10' 8" (4.594m x 3.242m)

Pleasantly presented and having sliding patio doors to the rear leading into the conservatory. Central heating radiator.

Conservatory

10' 1" x 9' 11" (3.069m x 3.015m) to frames

uPVC double glazed and having French doors out to the garden.

Kitchen

10' 0" x 11' 5" (3.037m x 3.480m)

uPVC double glazed windows to the rear and side elevations, along with side entry door. Fitted with a range of wall and base units with contrasting work surfacing incorporating a one and a half sink and drainer. Integrated oven and four ring gas hob with

chimney extractor over. Plumbing for a washing machine and dishwasher. Down lighting to the ceiling. Central heating radiator.

Storage / Potential Utility

Formally the garage and could easily be converted back into such. Up and over door to the front elevation. Internal light and power.

First Floor Landing

uPVC double glazed window to the side elevation. Loft access to the ceiling. Airing cupboard.

Bedroom One

11' 11" into wardrobes x 11' 7" (3.634m x 3.520m)
uPVC double glazed window to the rear elevation. Central heating radiator. Fitted wardrobes. Door to ensuite.

Ensuite

6' 11" x 4' 10" (2.105m x 1.467m)
uPVC double glazed window to the rear elevation. Central heating towel radiator. Equipped with a close coupled w.c, vanity wash hand basin and shower cubicle. Tiling to the walls. Fitted extractor fan.

Bedroom Two

13' 3" x 9' 3" (4.04m x 2.82m)
Double glazed window to the front elevation. Central heating radiator. Built in wardrobes.

Bedroom Three

9' 11" x 6' 8" (3.03m x 2.03m)
uPVC double glazed window to the rear. Central heating radiator.

Bedroom Four

7' 1" x 7' 8" (2.168m x 2.325m)
uPVC double glazed window to the front elevation. Central heating radiator.

Outside

The property is set upon this pleasant plot, with open plan frontage with off road parking to the front. The rear garden offers lawned area with established borders to its perimeters. A patio area offers a pleasant place to sit and relax during the morning and afternoon sun.



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 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 the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.





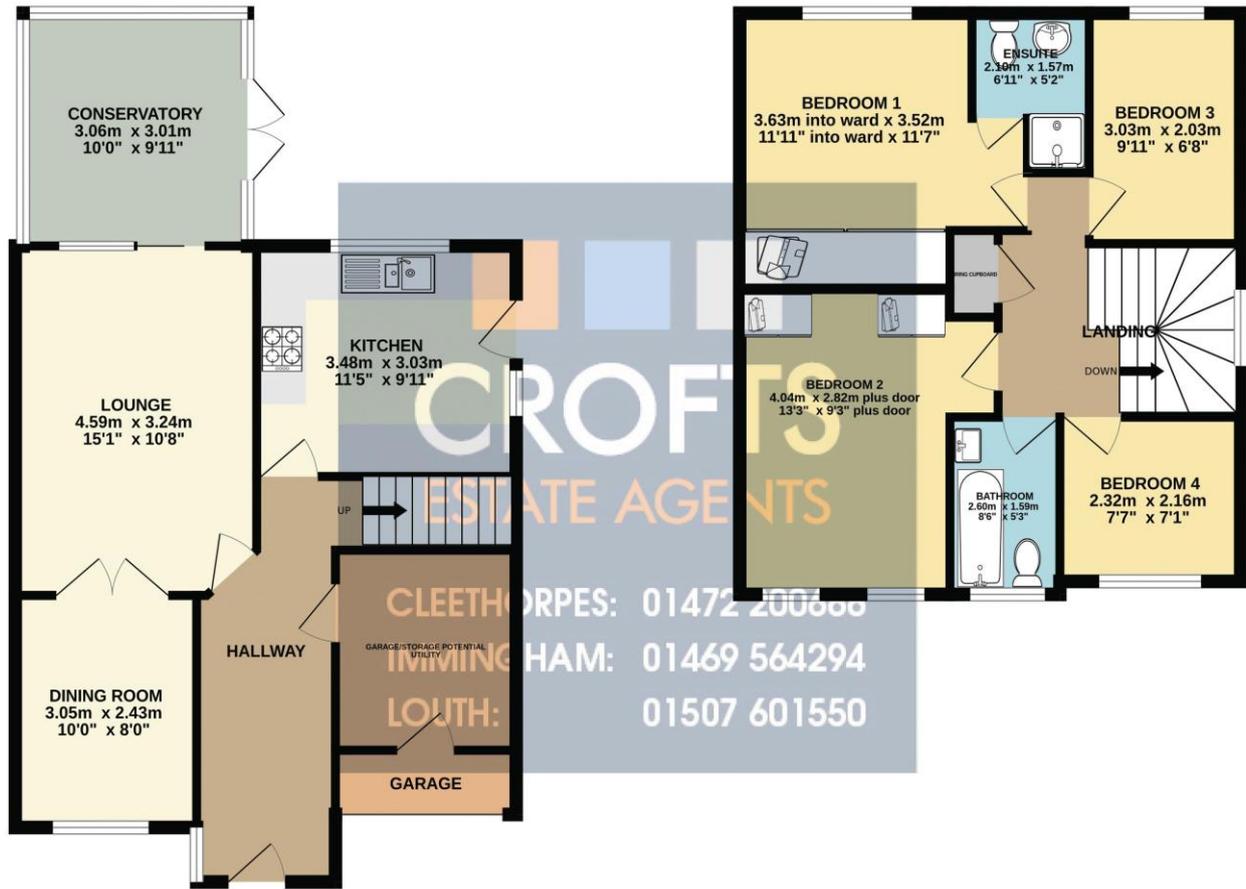
OPEN 7 DAYS A WEEK

Monday to Friday
Saturday
Sunday

9am to 5.30pm (Tuesday opening 9.30am)
9am to 3.00pm
11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR
61.5 sq.m. (662 sq.ft.) approx.

1ST FLOOR
50.9 sq.m. (548 sq.ft.) approx.



TOTAL FLOOR AREA: 112.4 sq.m. (1210 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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