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Quantock Road

Scartho  
DN33 3AU

Offers in the Region Of £185,000

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### Property Introduction

A well-presented three-bedroom semi-detached family home situated in the highly sought-after village of Scartho, offering spacious and versatile living accommodation throughout. Benefitting from off-road parking, a driveway and detached garage, the property is ideally suited to families, first-time buyers or those looking to upsize. Internally, the accommodation briefly comprises an inviting entrance hall, a bright and comfortable lounge, dining room and a fitted kitchen all providing ample space for family living and entertaining. To the first floor are three well-proportioned bedrooms together with a family bathroom. Externally, the property enjoys a wide driveway providing off-road parking leading to the larger than average garage, along with enclosed gardens ideal for outdoor enjoyment. Gas central heating and uPVC double glazing. Located close to a range of local amenities, reputable schools and transport links, this attractive home combines convenience with comfortable family living.

### Entry Hall

Composite entry door to the side elevation. Storage cupboard with Ideal Classic boiler.

### Lounge

11' 10" x 14' 9" (3.60m x 4.50m)

This bright and generously proportioned lounge offers a warm and inviting space for relaxing and entertaining. The room features a

neutral palette with soft beige walls, crisp white coving, and elegant ceiling roses that enhance the sense of height and light. Central heating radiator. A striking feature fireplace with a classic white mantel forms the focal point. This versatile living space is perfect for both everyday family life and more formal occasions, with a balanced blend of traditional character and practical modern living.

### Dining Room

11' 6" x 10' 10" (3.50m x 3.30m)

Pleasantly presented and having laminate flooring. Central heating radiator. Dog leg staircase to the first floor. Opens to the kitchen area.

### Kitchen

8' 10" x 14' 9" (2.70m x 4.50m)

A bright and practical family kitchen with light oak-effect units, contrasting dark granite-effect worktops and a contemporary grey tiled floor. The kitchen features a generous amount of storage and workspace, including space for a gas oven with extractor hood over and a large stainless steel sink with mixer tap as well as an integral fridge and freezer. There are two windows providing excellent natural light and views of the garden along with rear entry door. The walls are finished with a modern sage green tiled splashback, and the room is completed with recessed ceiling spotlights.

### First Floor Landing

Central heating radiator. Coving and loft access to the ceiling.

#### **Bedroom One**

11' 2" x 14' 9" (3.40m x 4.50m)

uPVC double glazed window to the front. Central heating radiator. Fitted wardrobe units with central media space and drawer unit.

#### **Bedroom Two**

8' 2" x 14' 9" (2.50m x 4.50m)

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

#### **Bedroom Three**

7' 10" x 7' 7" (2.40m x 2.30m)

The final of the three bedrooms has a uPVC double glazed window to the side elevation. central heating radiator.

#### **Bathroom**

7' 3" x 7' 7" (2.20m x 2.30m)

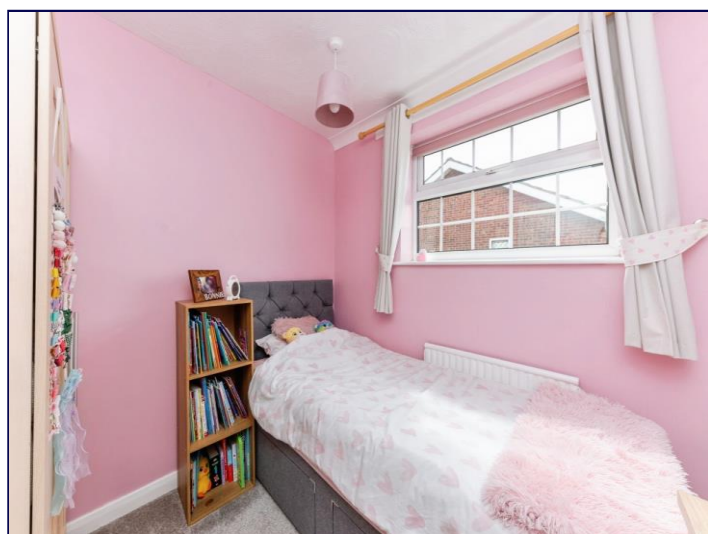
A modern and well-presented family bathroom featuring contemporary grey marble-effect wall and floor tiles. The suite comprises a white panelled bath with shower curtain and electric shower, a pedestal wash basin, and a close-coupled WC. A useful chrome heated towel rail keeps towels warm, while a wall-mounted mirrored cabinet provides concealed storage. Natural light floods the room through a frosted window, and the space is finished with chrome fittings and a stylish circular ceiling light. Central heating towel radiator.

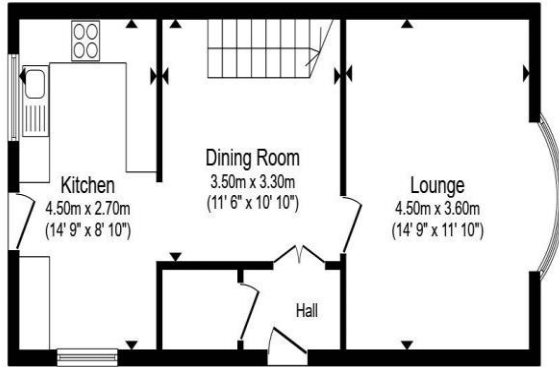
#### **Outside**

To the front there is a block-paved driveway providing ample off-road parking for several vehicles, leading to a larger than average garage. The front is neatly bordered with mature conifer hedging and a low brick wall. The rear garden is a particular feature – a good-sized, mainly lawned area with a paved patio ideal for outdoor dining, a children's swing set, and established borders. The garden is fully enclosed by timber fencing for privacy and enjoys a sunny aspect. There is useful side access from the driveway to the rear garden. A well-maintained and family-friendly outside space with excellent parking and garden potential. The garage has internal light and power and is aprox one and a half width and length in size

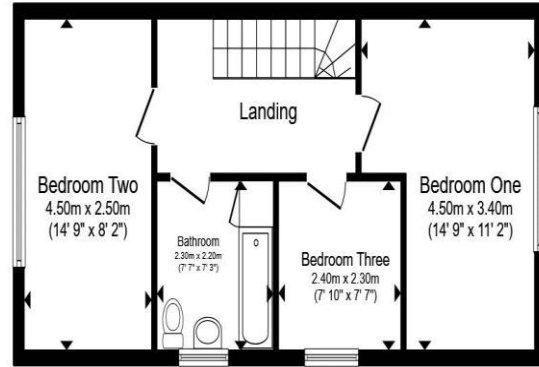
#### **Tenure**

Believed to be Freehold, awaiting solicitors' formal confirmation.





**Ground Floor**



**First Floor**

Total floor area 90.9 m<sup>2</sup> (978 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

