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



Bramley Close
Springfield Park, Scartho Top
Scartho
DN33 3TZ

£140,000

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Property Introduction

Crofts are delighted to offer for sale this well-presented two-bedroom end-terrace home, situated on a popular development just off Springfield Road in Scartho. Offered with no onward chain, the property benefits from gas central heating and uPVC double glazing throughout. The accommodation comprises a welcoming living room, cloakroom and breakfast kitchen on the ground floor, with a landing, two double bedrooms and a family bathroom upstairs. To the front there is ample off-street parking, while the rear garden provides a blank canvas for a new owner to personalise. An ideal opportunity for first-time buyers or those looking to downsize.

Living Room

0' 0" x 12' 7" (0m x 3.832m)

With uPVC double glazed window and a composite entry door to the front elevation. Central heating radiator. Staircase to the first floor accommodation.

Cloakroom

3' 3" x 6' 2" (0.988m x 1.877m)

uPVC double glazed window to the side elevation. Equipped with a close coupled w.c and a pedestal wash hand basin. Central heating radiator.

Breakfast Kitchen

12' 1" x 12' 7" (3.675m x 3.832m) max

uPVC double glazed window to the rear elevation, along with entry door. The kitchen offers a range of modern fitted wall and base units with contrasting work surfacing with inset sink and drainer.. Integrated oven and four ring gas hob with chimney extractor over. Integrated dishwasher. Central heating radiator. Wall mounted Ideal Logic gas boiler. Tiled flooring. Space to accommodate a breakfast table and chairs.

First Floor Landing

Central heating radiator. Loft access.

Bedroom One

12' 1" x 12' 7" (3.679m x 3.838m)

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

Bedroom Two

8' 10" x 12' 8" (2.685m x 3.849m)

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

Bathroom

5' 7" x 6' 10" (1.703m x 2.083m)

uPVC double glazed window to the side elevation and being equipped with a close coupled w.c, pedestal wash hand basin and panelled bath with screen and shower over. Splashback tiling. Chrome effect central heating towel radiator.

Outside

Block paved driveway to the front allowing for parking at least a couple of cars. The rear garden offers patio and grassed area creating a blank canvas for the next buyer to place their own stamp.

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

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		