



Sheldon Road

Scartho Park
DN33 3GB

Offers in the Region Of £159,950

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham :

Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk



Property Introduction

Crofts Estate Agents are delighted to offer for sale this beautifully presented end-of-terrace, three bedroom family home, ideally positioned within the highly sought-after Scartho Top development. Finished to a high standard throughout, this stylish property provides modern living accommodation that is ready to move straight into and is sure to appeal to a wide range of buyers. The accommodation briefly comprises a welcoming entrance hall with staircase rising to the first floor and a contemporary cloakroom fitted with a wash basin and low-flush WC. The modern kitchen-diner is well appointed with a range of sleek, high-gloss fitted units and integral appliances, providing an excellent space for everyday dining and entertaining. To the rear of the property is a spacious lounge, enjoying plenty of natural light and offering direct access to the rear garden. To the first floor, the master bedroom benefits from a modern en-suite shower room. There are two further well-proportioned bedrooms, along with a generous and luxurious family bathroom fitted with a quality suite. Externally, the property benefits from off-road parking via a driveway and a generous rear garden, ideal for families, entertaining or relaxing outdoors. Early viewing is highly recommended to fully appreciate the standard and location of this superb home.

Entrance hall

The entrance hall has feature wall paper, a radiator, carpeted floor and under stairs storage cupboard. There is also the control panel for the alarm and control unit for the "Hive" central heating thermostat.

Cloakroom

5' 10" x 3' 1" (1.79m x 0.95m)

The cloakroom has an opaque uPVC window to the front elevation, radiator and vinyl flooring. There is also a modern suite with complimentary tiling and feature wall paper.

Lounge

15' 2" x 10' 0" (4.63m x 3.05m)

The spacious lounge has two uPVC windows to the rear elevation either side of sliding patio doors which provide access to the rear garden. There is also a radiator, carpeted floor and feature wall paper.

Kitchen/Diner

13' 3" x 8' 2" (4.03m x 2.49m)

The superb fitted kitchen-diner has a uPVC window to the front elevation with recessed down lighters, radiator and vinyl flooring. There is also a range of high gloss units with integral AEG gas hob, electric oven and microwave as well as an extractor over the hob, dish washer and stainless steel sink and drainer with modern mixer tap.

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First Floor Landing

The first floor landing has a uPVC window to the side elevation, radiator, carpeted floor, access to the loft and airing cupboard.

Master bedroom

10' 5" x 8' 4" (3.17m x 2.53m)

The master bedroom has a uPVC window to the rear elevation, radiator, carpeted floor and feature wall paper.

En-suite

8' 4" x 3' 7" (2.53m x 1.10m)

The en-suite has a stunning three piece suite with a fully tiled shower cubicle with mains shower. There is also a heated towel rail, vinyl flooring and recessed down lighting.

Bedroom 2

9' 6" x 7' 11" (2.90m x 2.42m)

Bedroom two has a uPVC window to the front elevation, radiator, carpeted floor and feature wall paper.

Bedroom 3

8' 1" x 6' 7" (2.46m x 2m)

Bedroom three has a uPVC window to the front elevation, radiator and carpeted floor.

Family Bathroom

6' 11" x 5' 10" (2.10m x 1.78m)

The family bathroom has an opaque uPVC window to the front elevation, recessed down lighting, heated towel rail and vinyl flooring. There is also a superb three piece suite with shower over the bath and glass shower screen as well as complimentary tiling.

Outside

Externally to the front there is a small lawn area and a driveway which provides off road parking for two vehicles. The rear garden has to be seen to be believed, a generous lawn and paved patio area in Indian sand stone which would be ideal for al fresco dining.

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

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.

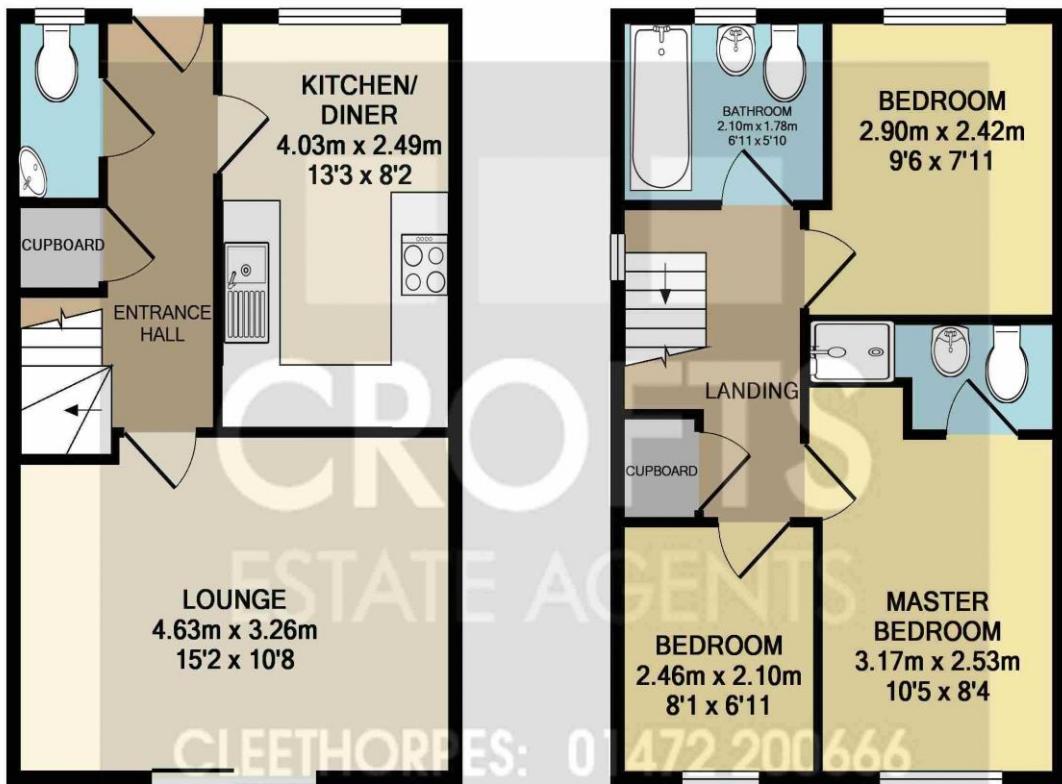
Mortgage and Financial Advice

With access to a wide range of mortgages from over 50 of the UK's best-known lenders, **Crofts Estate Agents**, in partnership with **Forge Financial Solutions**, can help you find the mortgage that best suits your needs.

Forge Financial Solutions will act on your behalf, providing expert advice on mortgages and other financial matters, ensuring you receive tailored guidance and support throughout the process.

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





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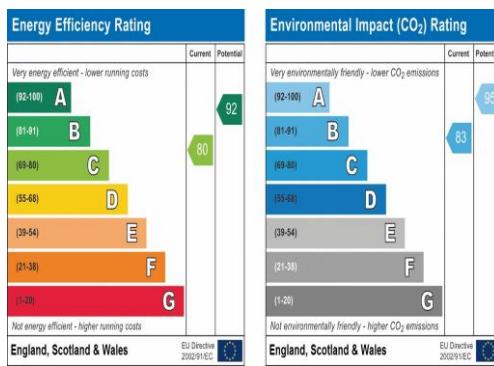
GROUND FLOOR
APPROX. FLOOR
AREA 33.8 SQ.M.
(364 SQ.FT.)

1ST FLOOR
APPROX. FLOOR
AREA 33.8 SQ.M.
(364 SQ.FT.)

TOTAL APPROX. FLOOR AREA 67.7 SQ.M. (728 SQ.FT.)

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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