



**Sheldon Road**

**Scartho Top  
DN33 3GB**

**Offers in the Region Of £140,000**



### Property Introduction

A beautifully presented mid-terrace home situated on the ever-popular Sheldon Road in Scartho Top, offering modern living in a highly sought-after residential location. The property welcomes you into a bright and spacious lounge-diner, thoughtfully designed to provide both comfortable seating and dining areas. Sliding patio doors to the rear allow natural light to flood the room while offering seamless access to the enclosed rear garden – perfect for relaxing, entertaining, or enjoying warmer months outdoors. The well-appointed kitchen provides ample storage and worktop space, making it both practical and stylish. A convenient ground floor WC adds to the home's functionality, while the useful under-stairs cupboard benefits from plumbing for a washing machine, maximising space and practicality. To the first floor are two generously sized bedrooms, both enjoying the luxury of their own en-suite facilities, creating ideal accommodation for professionals, couples, small families, or those seeking a guest suite with added privacy. Externally, the property benefits from off-road parking for two vehicles to the front, along with a low-maintenance enclosed rear garden, ideal for outdoor enjoyment. Combining comfort, convenience, and location, this attractive home is ready to move into and enjoy.

### Entrance Hall

Entering the property reveals a radiator and a carpeted floor. There are also two storage cupboards, one of which has plumbing for a washing machine.

### WC

3' 8" x 5' 3" (1.11m x 1.60m)  
The WC has a radiator, vinyl flooring, a WC and basin.

### Kitchen

7' 5" x 6' 2" (2.26m x 1.87m)  
The kitchen has a window to the front elevation, vinyl flooring and a range of fitted units with a one and a half sink and drainer, a fridge-freezer, electric oven and gas hob with an extractor over.

### Lounge/Diner

13' 3" x 12' 8" (4.03m x 3.86m)  
The lounge-diner sliding patio doors with a window either side to the rear elevation, a radiator and a carpeted floor.

### First Floor Landing

The first floor landing has a radiator and a carpeted floor. There is also a built in cupboard.

### Bedroom One

8' 1" x 12' 7" (2.47m x 3.84m)

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Bedroom one has two windows to the front elevation, a radiator and a carpeted floor. There is also the airing cupboard.

#### **En-suite**

4' 6" x 5' 7" (1.37m x 1.69m)

The en-suite has a heated towel rail, vinyl flooring, a WC, basin and a shower cubicle with a mains shower.

#### **Bedroom Two**

10' 10" x 8' 10" (3.30m max x 2.70m max)

Bedroom two has a window to the rear elevation, a radiator and a carpeted floor.

#### **En-suite to bed 2**

8' 10" x 3' 6" (2.70m x 1.06m)

The en-suite has a heated towel rail, vinyl flooring, a WC, basin and a shower cubicle with a mains shower.

#### **Outside**

With parking for two vehicles to the front. There is also a passage to the rear garden accessed through a gate. The rear garden is enclosed by perimeter fencing with a lawn and patio area ideal for alfresco dining. The timber shed is also included.

#### **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>

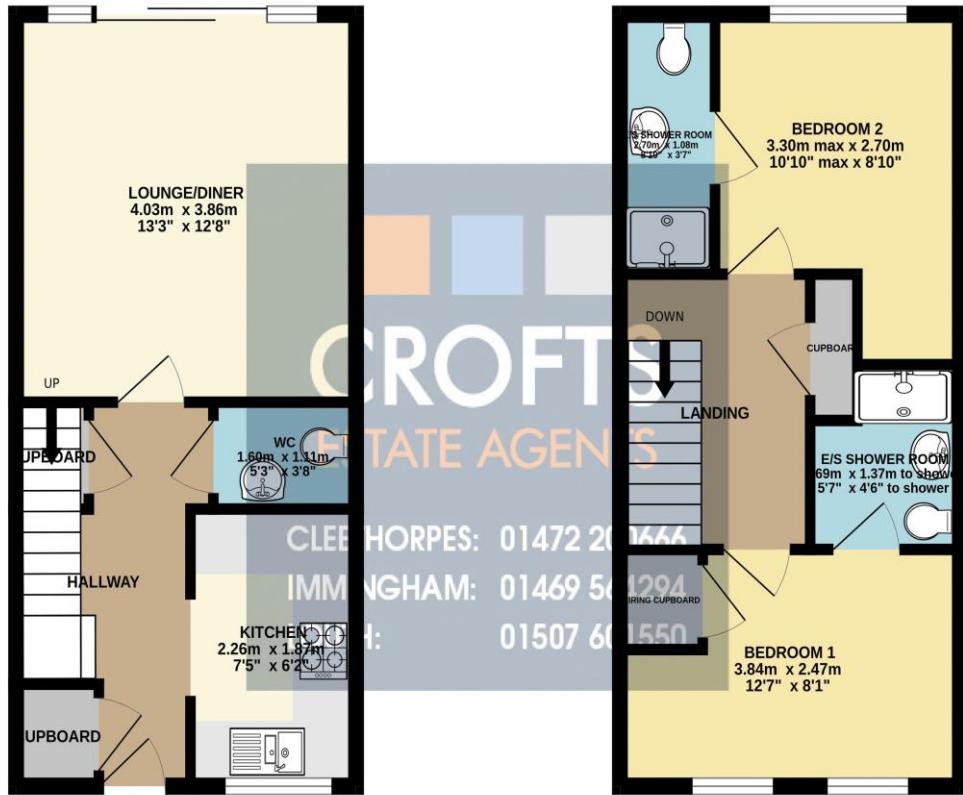
#### **Viewings**

Please contact the relevant marketing office, all viewings are strictly by appointment only please.



## GROUND FLOOR

## 1ST FLOOR



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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