



# CROFTS ESTATE AGENTS

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



2 Windermere Avenue  
Scartho  
DN33 3DZ

Offers in the Region Of £290,000

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](http://www.croftsestateagents.co.uk)



### Property Description

**OPEN TO SENSIBLE OFFERS** Crofts are delighted to present to the market this substantial four/five bedroom detached family home, set on an impressive double-sized plot and offered for sale with no forward chain. Offering generous living space, privacy, and exciting scope for further enhancement, this property represents a superb opportunity for growing families. The accommodation briefly comprises a welcoming entrance hallway, a spacious lounge with feature fireplace, formal dining room, bright conservatory, and a well-proportioned dining kitchen ideal for family living and entertaining. In addition, there is a versatile study/fifth bedroom, utility room, lobby, and cloakroom completing the ground floor. To the first floor are four well-sized bedrooms, a family bathroom, and separate WC. Occupying a generous plot, the property benefits from extensive, private gardens mainly laid to lawn, providing excellent outdoor space for children, entertaining, or potential future development (subject to permissions). A driveway offers ample off-road parking and leads to a detached garage/workshop. Gas central heating and uPVC double glazing. Early viewing is highly recommended to fully appreciate the space, setting, and outstanding potential this fantastic family home has to offer.

### Entrance Hallway

uPVC decorative double glazed entry door to the front elevation with two adjoining glazed panels. Central heating radiator. Staircase to the first floor with understairs storage.

### Lounge

12' 0" x 13' 5" (3.652m x 4.096m)

Offering uPVC double glazed bow window to the front elevation and a further double glazed window to the side. Central heating radiator. Feature inglenook fireplace incorporating a gas fire.

### Dining Room

11' 11" x 9' 11" (3.641m x 3.014m)

uPVC double glazed bow window to the side elevation and uPVC French doors to the rear elevation leading to the conservatory.

### Conservatory

12' 0" x 8' 1" (3.666m x 2.464m)

uPVC double glazed with doors to the side leading out to the garden. Tiled flooring. Central heating pipes for adding a radiator.

### Study or Bedroom

8' 10" x 9' 11" (2.682m x 3.035m)

A versatile space that can be used as a office or even another bedroom and offers uPVC double glazed window to the rear elevation. Central heating radiator. Laminate flooring.

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**Kitchen/Diner**

18' 3" x 9' 11" (5.574m x 3.017m)

A lovely sized dining kitchen offering a range of fitted units with complementary work surfacing with inset one and a half sink and drainer. Integrated four ring gas hob and double oven. uPVC double glazed window to the side and French doors to the front with adjoining glazed panels. Plumbing for a dishwasher. Tiled flooring. Central heating radiator.

**Utility**

8' 8" x 7' 8" (2.654m x 2.329m)

uPVC double glazed window to the rear elevation. Ideal gas boiler. Roll edged work surfacing with inset stainless steel sink and drainer. Plumbing for a washing machine and space for a tumble dryer.

**Lobby**

Tiled flooring. uPVC double glazed door to the side elevation. Door to cloakroom.

**Cloakroom**

5' 4" x 2' 8" (1.63m x 0.815m)

uPVC double glazed window to the rear elevation. Central heating radiator. Fitted with a w.c.

**First Floor Landing**

Access to the roof voids.

**Bedroom One**

10' 11" x 10' 11" (3.340m x 3.331m)

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

**Walk in wardrobe**

4' 11" x 5' 2" (1.491m x 1.572m)

With hanging space and storage shelves.

**Bathroom**

6' 1" x 10' 3" (1.851m x 3.131m)

With central heating radiator and being fitted with a panelled bath, vanity wash hand basin and shower cubicle with electric shower. Splashback tiling. Tiled flooring. uPVC double glazed window to the rear.

**WC**

6' 1" x 2' 8" (1.855m x 0.812m)

uPVC double glazed window to the rear elevation. Tiled flooring. Fitted with a close coupled w.c.

**Bedroom Two**

9' 1" x 8' 7" (2.769m x 2.624m)

uPVC double glazed window to the front elevation. Central heating radiator. Fitted wardrobe.

**Bedroom Three**

9' 0" x 8' 8" (2.745m x 2.638m)

uPVC double glazed window to the front elevation. Central heating radiator. Fitted wardrobe.

**Bedroom Four**

9' 1" x 10' 10" (2.778m x 3.295m) L shape max

uPVC double glazed window. Fitted wardrobe. Central heating radiator.

**Outside**

Set upon one of the larger if not largest plots on the road, the property holds great potential for further expansion subject to planning or maybe development of the site again subject to permissions. The gardens wrap around the property and have a large expanse of lawn along with driveway to the front and a historic gated access to a private lane to the side which can be reinstated. The garden enjoys a good degree of privacy and create a great blank canvas for those looking to make their own mark. Detached garage/workshop. Greenhouse.



## 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 D: To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://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](http://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  
79.9 sq.m. (860 sq.ft.) approx.

1ST FLOOR  
47.3 sq.m. (509 sq.ft.) approx.



TOTAL FLOOR AREA: 127.2 sq.m. (1369 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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