



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

CLEETHORPES
01472 200666

IMMINGHAM
01469 564294

LOUTH
01507 601550

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



Kendall Court Scartho Top

DN333FG

Offers in the Region Of £220,000

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



Property Introduction

A Luxurious Retreat in a Tranquil Setting We are pleased to present this stunning new build three-bedroom semi-detached bungalow, situated on an exclusive development of just 11 similar properties. The superb living accommodation is spread over one floor, offering a flexible open-plan kitchen dining living room, perfect for relaxing and entertaining. The superbly appointed kitchen features fitted appliances, ample storage, and a stylish design. The spacious entrance hall and covered porches add to the property's charm, while the three double bedrooms and stunning shower room provide ample space for rest and relaxation. The shower room boasts a low-threshold shower tray, vanity sink, and WC, ensuring comfort and convenience. The property's exterior is equally impressive, with a neat lawn, quality fencing, and gates to the front and rear. The good-sized slab patio is perfect for alfresco dining or simply enjoying the sunshine. The block-paved driveway, accessed through the rear communal courtyard, provides convenient parking. With its perfect blend of style, comfort, and practicality, this property is an excellent choice for those seeking a luxurious and relaxing lifestyle. Schedule a viewing today and make it yours! Would you like to know more about the local area or arrange a viewing?

Entrance hall

12' 4" x 7' 0" (3.75m x 2.14m)

A good sized entrance hall with composite uPVC frosted front door from a covered porch area. The area has cream decor, radiator, pendant light and loft access.

Kitchen living dining room

22' 4" x 15' 10" (6.81m x 4.83m)

With dark grey gloss base units with white marble effect work tops and white high gloss wall units, white one and a half sink drainer. Integral gas hob and extractor, electric oven grill, dishwasher, 70/30 fridge freezer and space for washing machine, grey splash back tiling, cream decor, six down lights, pendant light, radiator and uPVC windows and French doors to the back garden.

Bedroom One

12' 0" x 10' 4" (3.65m x 3.14m)

With cream decor, uPVC window, radiator and pendant light.

Bedroom Two

9' 1" x 11' 1" (2.76m x 3.37m)

With cream decor, uPVC window, radiator and pendant light.

Bedroom Three

9' 9" x 10' 7" (2.96m x 3.23m)

With cream decor, uPVC French doors to the rear, radiator and pendant light.

Shower room

6' 9" x 7' 5" (2.06m x 2.25m)

With large low threshold shower tray and glass screen, grey splash back tiling, vanity sink, WC, uPVC frosted window, chrome towel radiator, two down lights and extractor.

Rear garden and patio

The rear garden is laid to lawn with generous slab patio with paths to rear timber gate. The garden has tall timber fence boundary. There is an outside tap, lights and sockets.

Front garden

Laid to grass with slab path to the front door and covered porch, barked planted borders with low fence to the front. This plot benefits from a larger corner garden area which is laid to lawn.

Parking

A single block paved parking bay is open to the Cul-de-sac and provides parking for one car.

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.





Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		