



# CROFTS ESTATE AGENTS

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



## Springwood Crescent

Grimsby  
DN33 3HF

Offers in the Region Of £199,950

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**Property Introduction**

Early viewing is highly recommended for this attractive and well-presented three/four-bedroom semi-detached dormer bungalow, situated in the highly sought-after residential area of Scartho. Offering flexible and spacious accommodation, this property is ideal for a wide range of buyers — from growing families seeking the potential of four bedrooms, to those in the retirement market looking for a larger home with ample space for visiting friends and family. The property benefits from gas central heating and uPVC double glazing. (Solar panels may be removed or could be available by separate negotiation.) Briefly comprising: entrance hallway, lounge, kitchen, shower room, dining room or fourth bedroom, and main bedroom to the ground floor. To the first floor there is a small landing leading to two further double bedrooms. Externally, the home boasts well-maintained front and rear gardens, with the rear garden enjoying a good degree of privacy along with a sunny aspect during the morning and early evening. A driveway and detached garage complete this appealing home.

**Entrance Hallway**

uPVC decorative glazed entrance door to the side elevation with adjoining glazed panel. Central heating radiator. Staircase to the first floor accommodation. Two storage cupboards.

**Lounge**

15' 0" x 11' 11" (4.565m x 3.620m)  
Tastefully decorated and having uPVC double glazed window to the front elevation. Coving to the ceiling. Central heating radiator. Solid wood flooring. Electric fire with surround.

**Kitchen**

9' 6" x 10' 1" (2.893m x 3.072m)  
A well proportioned kitchen offering uPVC double glazed windows to the rear and side elevation. uPVC double glazed entry door to the rear. The kitchen offers a range of wall and base units with contrasting work surfacing with inset one and a half enamel sink and drainer. Integrated oven and four ring gas hob. Splashback tiling. Plumbing for an automatic washing machine. Down lighting to the ceiling. Central heating radiator.

**Dining Room or Bedroom Four**

10' 7" x 10' 2" (3.229m x 3.095m)  
A versatile room currently used as a dining room but could easily be a fourth double bedroom. uPVC double glazed window to the front elevation. Coving to the ceiling. Central heating radiator.

**Shower Room**

7' 4" x 5' 4" (2.237m x 1.629m)  
uPVC double glazed window to the side elevation. Equipped with a corner shower cubicle, pedestal wash hand basin and close

coupled w.c. Aqua boarding to the walls. Down lighting to the ceiling.

#### **Bedroom One**

11' 0" x 11' 11" (3.365m x 3.624m)

The first of the double bedrooms has a uPVC double glazed window to the rear elevation. Central heating radiator. Built in wardrobe and store.

#### **First Floor Landing**

Small landing with access to the two further double bedrooms.

#### **Bedroom Two**

10' 5" x 12' 1" (3.181m x 3.676m)

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

#### **Bedroom Three**

9' 9" x 10' 9" minimum (2.972m x 3.275m)

uPVC double glazed window to the rear elevation. Central heating radiator. Access through to the roof void offering the potential to possibly create an ensuite.

#### **Outside**

The property offers gardens to the front and rear elevations and are beautifully maintained. To the front there is a lawned garden with established shrubs, block paved driveway leading down to the detached garage. The rear garden enjoys a reasonable degree of privacy and enjoys the majority of the days sun. Large block paved patio area, lawn and established shrubs and plants. Small wildlife pond. Greenhouse.

#### **Additional Information**

Please note the property currently has 13 solar panels, however it is not confirmed if these will be removed or available by separate negotiation at the moment.

#### **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](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 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.

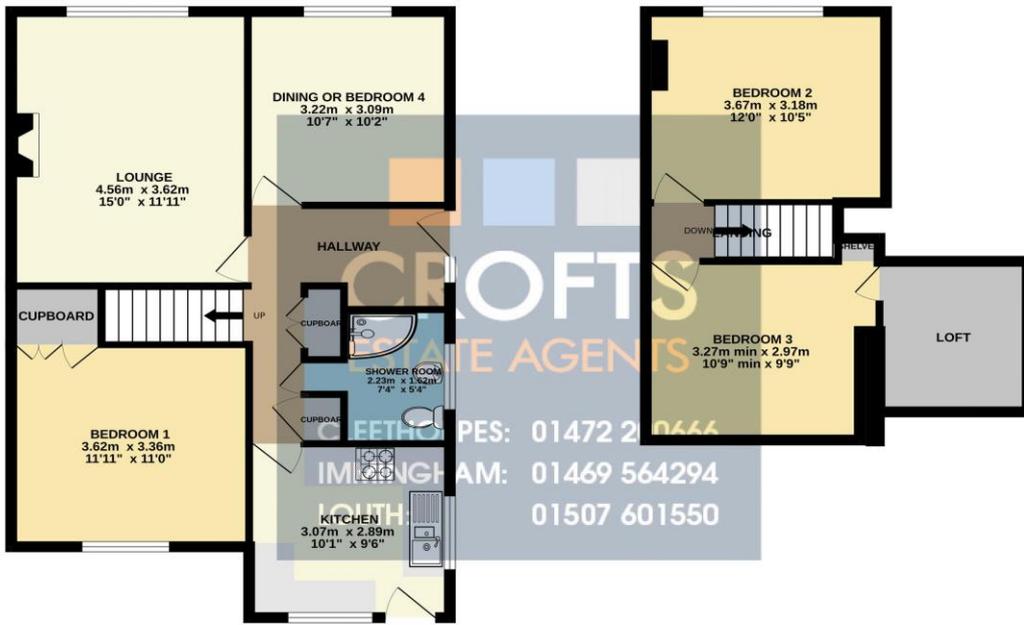
**Forge Financial Solutions** will act on your behalf, providing expert advice on mortgages and other financial matters, ensuring you receive tailored guidance and support throughout the process.

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



GROUND FLOOR  
62.9 sq.m. (677 sq.ft.) approx.

1ST FLOOR  
30.2 sq.m. (325 sq.ft.) approx.



TOTAL FLOOR AREA: 93.1 sq.m. (1002 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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