



# CROFTS ESTATE AGENTS

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£155,000

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### Property Introduction

Crofts Estate Agents are pleased to present this modern semi-detached property, situated in the highly sought-after village of Scartho. Ideal for families, this well-presented home is sure to appeal to a wide range of buyers, with viewing highly recommended. Conveniently located close to an excellent selection of local amenities, reputable schools, Grimsby Institute, and Diana, Princess of Wales Hospital, the property offers both comfort and practicality. The accommodation briefly comprises an entrance hall, spacious lounge, modern kitchen-diner, conservatory, ground floor WC, three bedrooms, and a family bathroom. Externally, the property benefits from attractive front and rear gardens, together with off-road parking to the front. Additional features include uPVC double glazing and gas central heating throughout.

### Entrance Hallway

Stepping into the property, you are welcomed by a bright and inviting entrance hall featuring a window to the side elevation, laminate flooring, and a radiator, creating a warm first impression.

### Cloakroom

Conveniently located on the ground floor, the cloakroom is fitted with a WC and wash hand basin.

### Lounge

12' 4" x 12' 7" (3.76m x 3.84m)

The spacious lounge offers a comfortable and relaxing living space, enhanced by a charming bay window to the front elevation which allows plenty of natural light to flow through. Finished with coving to the ceiling, a radiator, and a carpeted floor, the room also benefits from double doors opening seamlessly into the kitchen-diner, perfect for modern family living.

### Kitchen/Diner

9' 5" x 18' 7" (2.87m x 5.67m)

This lovely sized kitchen-diner is ideal for both everyday living and entertaining, featuring a range of fitted units complete with sink and drainer, plumbing for a washing machine, and an electric oven and hob. A rear-facing window provides natural light, while coving to the ceiling, a combination of laminate and tiled flooring, and LED lighting to the kickboards add a contemporary touch. There is also ample space for a dining table and chairs, making this the true heart of the home.

### Conservatory

8' 3" x 9' 7" (2.51m x 2.91m)

The conservatory provides a wonderful additional reception space, enjoying an abundance of natural light through its triple-aspect windows. Sliding patio doors to the side elevation offer easy access to the garden, creating the perfect space to relax and unwind all year round.

### First Floor Landing

The first floor landing is bright and airy, benefiting from a side elevation window which allows natural light to fill the space, complemented by a carpeted floor for added comfort.

### Bedroom One

11' 0" x 11' 9" (3.36m x 3.58m)

The main bedroom is pleasantly presented and enjoys a window to the front elevation, a radiator, and a carpeted floor. A range of fitted furniture with stylish LED lighting provides both practicality and a contemporary finish.

### Bedroom Two

8' 10" x 10' 5" (2.70m x 3.17m)

A well-proportioned second double bedroom featuring a window overlooking the rear elevation, along with a radiator and a carpeted floor, creating a comfortable and relaxing space.

### Bedroom Three

7' 5" x 8' 11" (2.26m x 2.71m)

The third bedroom offers versatility and would make an ideal child's room, nursery, home office, or dressing room. Featuring a window to the front elevation, radiator, carpeted flooring, and the added benefit of a built-in wardrobe.

### Bathroom

7' 10" x 7' 11" (2.38m x 2.42m)

The family bathroom is stylishly appointed with partially tiled walls, a tiled floor, and a heated towel rail for added comfort. Comprising a WC, wash hand basin, and a bath with glass screen and shower over, the room also benefits from an opaque rear-facing window allowing for both privacy and natural light.

### Outside

Externally, the property continues to impress with an attractive block-paved frontage providing excellent off-road parking. A gated side entrance then leads through to the well maintained rear garden, offering a fantastic outdoor space for the whole family to enjoy. Generously sized and fully enclosed by perimeter fencing, the garden features a well-kept lawn, established shrubs, and a stylish decked seating area — perfect for entertaining guests or enjoying alfresco dining during the warmer months. Adjacent to the conservatory is a low-maintenance artificial lawn area.

### 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

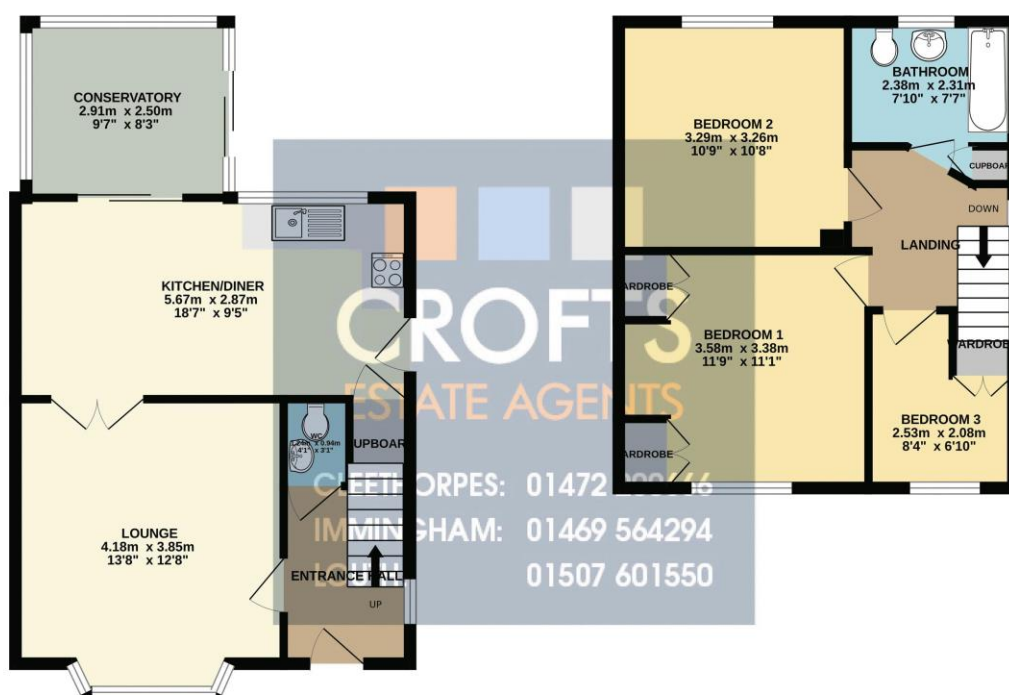
With access to a wide range of mortgages from over 50 of the UK's best-known lenders, **Crofts Estate Agents**, in partnership with **Forge Financial Solutions**, can help you find the mortgage that best suits your needs.

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



1ST FLOOR  
37.5 sq.m. (404 sq.ft.) approx.



TOTAL FLOOR AREA : 83.2 sq.m. (896 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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