



# CROFTS ESTATE AGENTS

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



## Hampstead Park

Scartho Top  
DN33 3RW

£152,000

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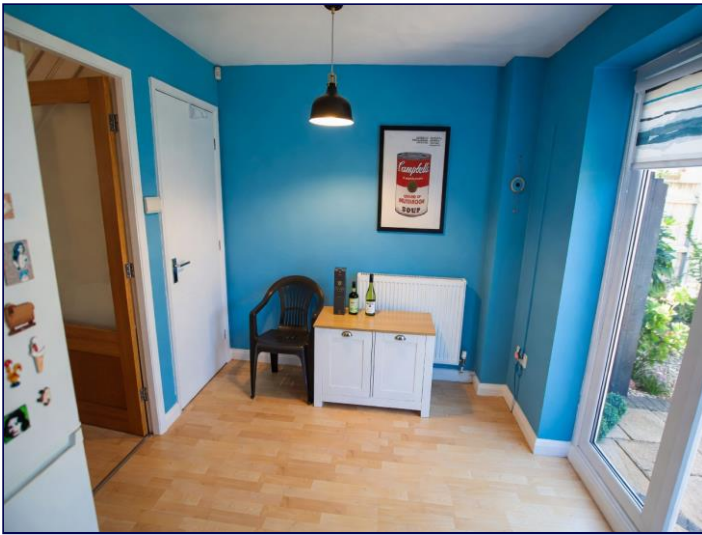
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### Property Introduction

Step into this well presented three-bedroom semi-detached home, offered to the market with the significant advantage of no forward chain—making for a smoother and faster purchase. This inviting property combines comfort and practicality, featuring gas central heating and uPVC double glazing throughout. The well-planned layout includes a welcoming entrance hallway, convenient cloakroom, a bright and spacious lounge, and a dining kitchen perfect for both everyday living and entertaining. Upstairs, the home continues to impress with three bedrooms and a family bathroom, all accessed from a central landing. Externally, the property boasts excellent kerb appeal with an open-plan frontage and a generous driveway providing off-road parking for two to three vehicles. To the rear, you'll find a sun-soaked, southerly-facing garden, complete with lawn and patio areas—ideal for relaxing or hosting—beautifully enhanced by a variety of shrubs and plants. A fantastic opportunity for buyers seeking a ready-to-move-into home—early viewing is highly recommended.

### Entrance Hallway

5' 10" x 3' 0" (1.766m x 0.927m)

Offering composite entry door to the front elevation. uPVC double glazed window to the side aspect. Central heating radiator. Laminate flooring.

### Cloakroom

5' 7" x 2' 6" (1.711m x 0.774m)

uPVC double glazed window to the front elevation. Central heating radiator. Equipped with a low level w.c and vanity wash hand basin. Tiled splashback. Central heating radiator.

### Lounge

15' 10" x 14' 7" (4.828m x 4.447m)

uPVC double glazed window to the front elevation. Pleasantly presented and decorated with coving to the ceiling. Laminate flooring. Central heating radiator.

### Kitchen/Diner

8' 4" x 14' 6" (2.531m x 4.432m)

Fitted with a range of wall and base units with contrasting work surfacing with inset bowl sink. Integrated oven and four ring gas hob with extractor. Plumbing for a washing machine. Splashback tiling. Central heating radiator. uPVC double glazed window and French doors to the rear aspect.

### First Floor Landing

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

### Bedroom One

13' 5" x 8' 4" (4.085m x 2.542m)

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

**Bedroom Two**

10' 9" x 8' 4" (3.283m x 2.535m) max

uPVC double glazed window to the rear. Central heating radiator.

**Bedroom Three**

10' 3" x 5' 11" (3.119m x 1.809m) maximums

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

**Bathroom**

6' 2" x 5' 7" (1.883m x 1.694m)

uPVC double glazed window to the rear elevation. Equipped with a close coupled w.c, vanity wash hand basin and a panelled bath. Tiled splashback. Central heating radiator.

**Outside**

Open plan frontage with driveway and gravelled area allowing for parking for two to three cars. Southerly facing rear garden with lawn and patio areas.

**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.

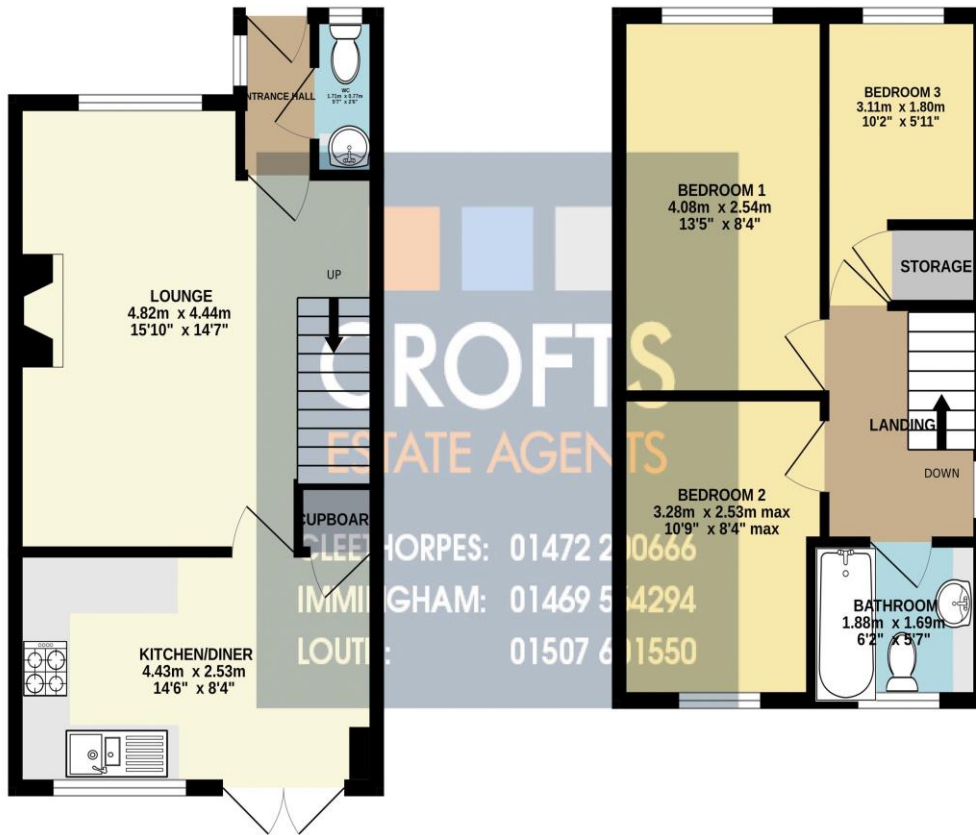
**Council Tax Information**

Band C: To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)



GROUND FLOOR  
33.7 sq.m. (362 sq.ft.) approx.

1ST FLOOR  
32.8 sq.m. (353 sq.ft.) approx.



TOTAL FLOOR AREA: 66.5 sq.m. (716 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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