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Buttercup Way

Scartho Top
DN33 3ES

Offers in the Region Of £174,950

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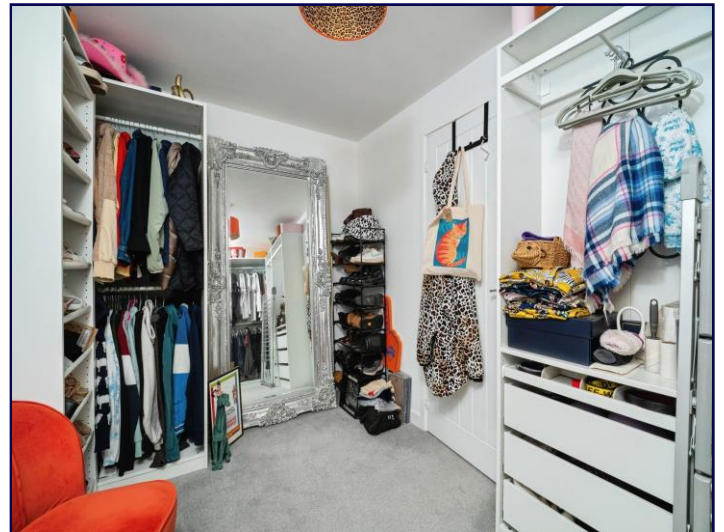
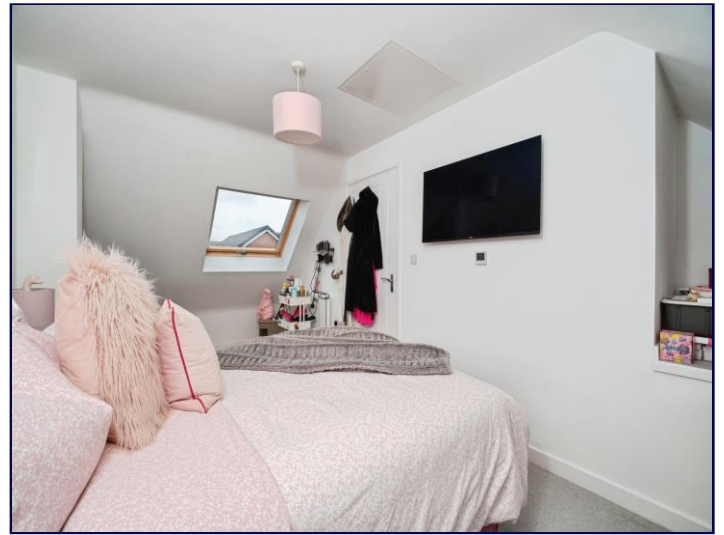
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Property Introduction

Modern Three-Storey Townhouse | Built 2024 | Scartho Top
 Situated on the popular Buttercup Way development in Scartho Top, this modern three-storey terrace property was built in 2024 and offers well-planned accommodation arranged over three floors, making it an ideal home for a range of buyers. The ground floor comprises a welcoming entrance hall, a contemporary fitted kitchen, useful ground floor WC and a spacious lounge. The lounge benefits from French doors opening directly onto the rear garden, creating a pleasant connection between the living space and outside. To the first floor are two well-proportioned bedrooms together with a modern family bathroom. The second floor is dedicated to the impressive main bedroom, providing a private and versatile space away from the main living areas. Externally, the property benefits from off-road parking to the front, while the rear garden is tidy and provides a pleasant outdoor space with scope for seating and entertaining. Built in 2024, the property offers the advantages of a modern home with contemporary fixtures and fittings, while its three-storey layout provides excellent flexibility and separation between living and sleeping accommodation. Located within Scartho Top, the property is conveniently positioned for a range of local amenities, schools, shops and transport links, with Grimsby town centre and the surrounding areas also easily accessible. An excellent opportunity to acquire a modern home with three floors of well-arranged accommodation, off-road parking and a manageable rear garden.

Entrance Hall

With a radiator and a carpeted floor.

Kitchen/Living room

22' 1" x 12' 4" (6.74m x 3.76m)

An open plan area with a window to the front, French doors to the rear elevation, a radiator and vinyl flooring. There are also fitted units with a one and a half sink and drainer, plumbing for a washing machine and a breakfast bar. There is also an electric oven and gas hob with an extractor over. A space for a sofa completes the room.

WC

5' 10" x 2' 7" (1.77m x 0.80m)

With a radiator, vinyl flooring, a WC and basin.

First Floor Landing

With a radiator and a carpeted floor.

Bedroom 2

7' 9" x 12' 3" (2.35m x 3.73m)

Bedroom two has a window to the rear elevation, a radiator and a carpeted floor.

Bedroom 3

7' 8" x 12' 3" (2.34m x 3.73m)

Bedroom three has a window to the front elevation, a radiator and a carpeted floor.

Bathroom

6' 0" x 5' 6" (1.83m x 1.68m)

The bathroom has a heated towel rail and vinyl flooring. There is also a white suite with a WC, basin and bath with an electric shower.

Stairs

Stairs lead to the second floor.

Bedroom 1

16' 9" x 8' 11" (5.11m x 2.72m)

Bedroom one has two Velux windows, a radiator and a carpeted floor.

Outside

With parking to the front and a tidy rear garden with a patio area ideal for alfresco dining and lawn.

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.

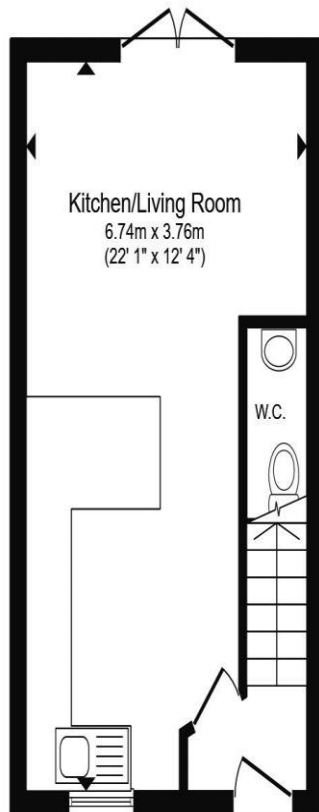
<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

Viewings

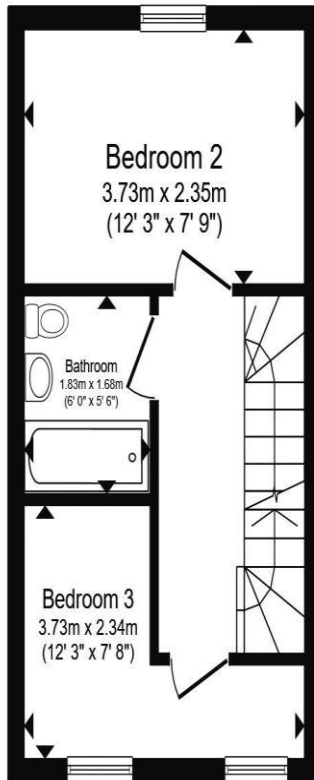
Please contact the relevant marketing office, all viewings are strictly by appointment only please.

Council Tax Information

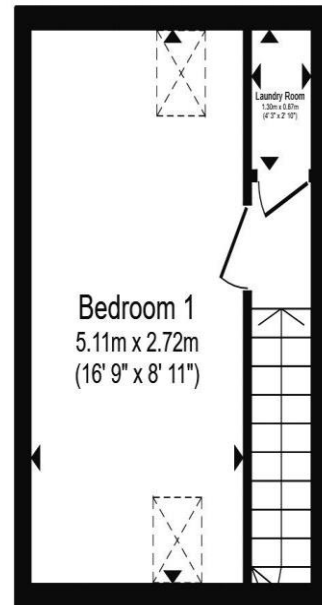




Ground Floor



First Floor



Second Floor

Total floor area 69.2 m² (745 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		