



# CROFTS ESTATE AGENTS

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



20 Bellflower Road  
Scartho  
DN33 3AZ

**£250,000**

Crofts are delighted to present this well presented and spacious four-bedroom detached family home, perfectly positioned on a sought-after Cyden Homes development built in 2019 — and still benefiting from the remainder of the builder's warranty. Offered for sale with no forward chain, this modern property combines style, comfort, and energy efficiency, featuring uPVC double glazing and gas central heating throughout. Step inside to a welcoming entrance hallway leading to a cloakroom, a versatile study or playroom, and a generous living room perfect for family relaxation. The heart of the home is the attractive fitted dining kitchen, complemented by a bright sunroom and a handy utility room — ideal for busy family life. Upstairs, there are four well-proportioned bedrooms, including a main bedroom with ensuite, along with a modern family bathroom. Outside, the property offers an open-plan frontage with a long driveway leading to a detached garage, and a well-sized rear garden providing plenty of space for outdoor enjoyment. Modern, efficient, and ready to move into — this impressive home is one not to be missed. Viewing is highly recommended!

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### Entrance Hallway

Composite entry door to the front elevation. Central heating radiator. Return staircase with storage cupboard beneath.

### Cloakroom

6' 4" x 2' 10" (1.929m x 0.853m)

With central heating radiator, the cloakroom is equipped with a pedestal wash basin and a close coupled w.c. Splashback tiling. Down lighting.

### Study/Playroom

6' 4" x 10' 1" (1.923m x 3.061m)

A versatile space with double glazed window to the front elevation. Central heating radiator.

### Living Room

20' 8" x 11' 6" (6.310m x 3.495m)

uPVC double glazed windows to the rear and side elevations. Central heating radiator.

### Kitchen/Diner

21' 5" x 11' 3" (6.532m x 3.427m) max

A lovely kitchen with a range of wall and base units with contrasting work surfacing with inset sink and drainer. Integrated oven and four ring gas hob with chimney extractor over. Down lighting to the ceiling. Central heating radiator. Integrated dishwasher. Tiled flooring. uPVC double glazed entry door to the side elevation and uPVC double glazed window to the front. Ample space to accommodate a dining table and chairs. Opening to the sun room.

### Sun Room

12' 0" x 10' 0" (3.648m x 3.052m)

uPVC double glazed window to the rear elevation. Central heating radiator. Tiled flooring. uPVC French doors to the side elevation along with adjoining glazed windows.

### Utility room

5' 11" x 6' 8" (1.795m x 2.041m)

uPVC double glazed window to the rear elevation. Central heating radiator. Plumbing and space for a washer and dryer. Pantry cupboard along with gas boiler.

### First Floor Landing

Loft access. Central heating radiator.

### Family Bathroom

6' 6" x 7' 0" (1.983m x 2.127m)

uPVC double glazed window to the front elevation and fitted with a close coupled w.c, vanity wash hand basin and a panelled bath with shower fitment. Splashback tiling.

### Bedroom One

10' 11" x 11' 9" (3.320m x 3.576m)

uPVC double glazed window to the rear elevation. Central heating radiator. Fitted wardrobes.

### Ensuite

6' 2" x 6' 8" (1.873m x 2.023m)

uPVC double glazed window and fitted with a shower cubicle, wash basin and close coupled w.c. Splashback tiling. Central heating towel radiator. Down lighting and extractor.

### Bedroom Two

11' 2" x 11' 6" (3.398m x 3.500m)

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

### Bedroom Three

10' 0" x 10' 10" (3.042m x 3.304m) maximums

uPVC double glazed window. Central heating radiator.

### Bedroom Four

8' 2" x 12' 0" (2.493m x 3.656m) maximums

uPVC double glazed window. Central heating radiator.

### 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. Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

### Viewings

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

### Council Tax Information

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		