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



Worlaby Road

Scartho
DN33 3JR

Offers in the Region Of £174,950

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Property Introduction

Crofts Estate Agents are delighted to offer for sale this well-proportioned three-bedroom semi-detached dormer bungalow, offered to the market with no forward chain on the vendor's side. Occupying a generous plot, the property boasts a particularly notable rear garden enjoying a sunny aspect and a good degree of privacy, making it an ideal home for those who appreciate outdoor space. Benefiting from gas central heating and uPVC double glazing throughout, the accommodation briefly comprises a welcoming entrance hallway, a spacious lounge overlooking the rear garden, fitted kitchen, modern shower room and two well-sized ground floor bedrooms. To the first floor is a landing leading to a further double bedroom, providing flexible accommodation for families, guests or those working from home. Externally, the property enjoys gardens to both the front and rear, with the rear being a standout feature thanks to its generous size, sunny orientation and private feel. A driveway provides off-road parking and leads to a detached garage, which is in need of repair or replacement, offering excellent potential for improvement. Properties offering this combination of versatile accommodation, generous outdoor space and excellent potential are always in strong demand, and early viewing is highly recommended.

Entrance Hallway

uPVC double glazed entry door to the side elevation. Central heating radiator.

Living Room

20' 8" x 11' 0" (6.29m x 3.35m)

uPVC double glazed window to the rear elevation. Central heating radiator. Staircase to the first floor. Fireplace.

Breakfast Kitchen

10' 6" x 10' 3" (3.21m x 3.12m)

Offering uPVC double glazed windows to the rear and side elevations, along with rear entry door, the kitchen offers a range of wall and base units with complementary work surfacing with inset stainless steel sink and drainer. Tiled splashback. Gas cooker point. Plumbing for a washing machine and dishwasher. Central heating radiator. Space to accommodate a breakfast table and chairs.

Shower Room

7' 5" x 6' 5" (2.27m x 1.96m)

Equipped with a pedestal wash hand basin, w.c and large shower area. Partial tiling and aqua boarding to the walls.

Bedroom Two

10' 11" x 10' 3" (3.34m x 3.13m)

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

Bedroom Three

11' 0" x 10' 11" (3.35m x 3.33m)

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

First Floor Landing

Small landing area leading to the main bedroom. Storage to the loft.

Bedroom One

13' 5" x 10' 10" (4.08m x 3.29m)

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

Outside

The property benefits from front and rear gardens, with driveway to the side creating ample off road parking. The rear garden is one of the selling points to this property and is much larger than normally found within this area. The garden enjoys a good degree of privacy and a sunny aspect. There is a detached garage to the rear but this does require refurbishment or replacement.

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

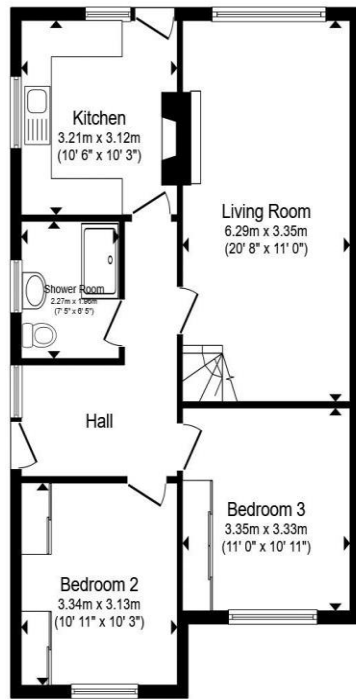
Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

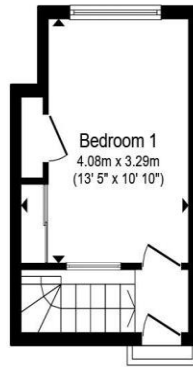
Property Management

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.

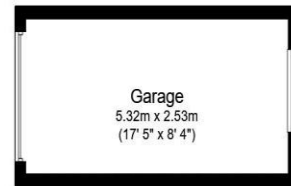




Ground Floor



First Floor



Garage

Total floor area 97.9 m² (1,054 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

