



# CROFTS ESTATE AGENTS

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



## Kendall Court Scartho Top

DN333FG

Offers in the Region Of £225,000

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### Property Introduction

*\*A Luxurious Retreat in a Tranquil Setting\** We are pleased to present this stunning new build three-bedroom semi-detached bungalow, situated on an exclusive development of just 11 similar properties. The superb living accommodation is spread over one floor, offering a flexible open-plan kitchen dining living room, perfect for relaxing and entertaining. The superbly appointed kitchen features fitted appliances, ample storage, and a stylish design. The spacious entrance hall and covered porches add to the property's charm, while the three double bedrooms and stunning shower room provide ample space for rest and relaxation. The shower room boasts a low-threshold shower tray, vanity sink, and WC, ensuring comfort and convenience. The property's exterior is equally impressive, with a neat lawn, quality fencing, and gates to the front and rear. The good-sized slab patio is perfect for alfresco dining or simply enjoying the sunshine. The block-paved driveway, accessed through the rear communal courtyard, provides convenient parking. With its perfect blend of style, comfort, and practicality, this property is an excellent choice for those seeking a luxurious and relaxing lifestyle. Schedule a viewing today and make it yours! Would you like to know more about the local area or arrange a viewing?

### Entrance hall

12' 4" x 7' 0" (3.75m x 2.14m)

A good sized entrance hall with composite uPVC frosted front door from a covered porch area. The area has cream decor, radiator, pendant light and loft access.

### Kitchen diner living room

22' 4" x 15' 2" (6.81m x 4.63m)

The kitchen has a range of dove grey & wood wall and base units to two sides with marble effect work tops and black one and a half sink drainer over. The kitchen has integral appliances including 70/30 fridge freezer, gas hob with extractor over, oven grill, dishwasher and space for washing machine. The room has grey splash back tiling, cream decor, two uPVC windows, uPVC French doors, six down lights, pendant light and radiator.

### Bedroom One

12' 0" x 10' 4" (3.65m x 3.14m)

With cream decor, uPVC window, radiator and pendant light.

### Bedroom Two

9' 1" x 11' 1" (2.76m x 3.37m)

With cream decor, uPVC window, radiator and pendant light.

### Bedroom Three

9' 7" x 10' 7" (2.91m x 3.23m)

With cream decor, uPVC French doors to the rear, radiator and pendant light.

**Shower room**

6' 9" x 7' 5" (2.06m x 2.25m)

With large low threshold shower tray and glass screen, grey splash back tiling, vanity sink, WC, uPVC frosted window, chrome towel radiator, two down lights and extractor.

**Front garden and parking**

The front garden is laid to lawn with block paved driveway leading to covered porch, slab path leads to timber side gate.

**Rear garden**

The rear garden is laid to lawn with generous slab patio with paths to both a front timber gate and rear timber gate. The garden has tall timber fence boundary. There is an outside tap, lights and sockets.

**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**

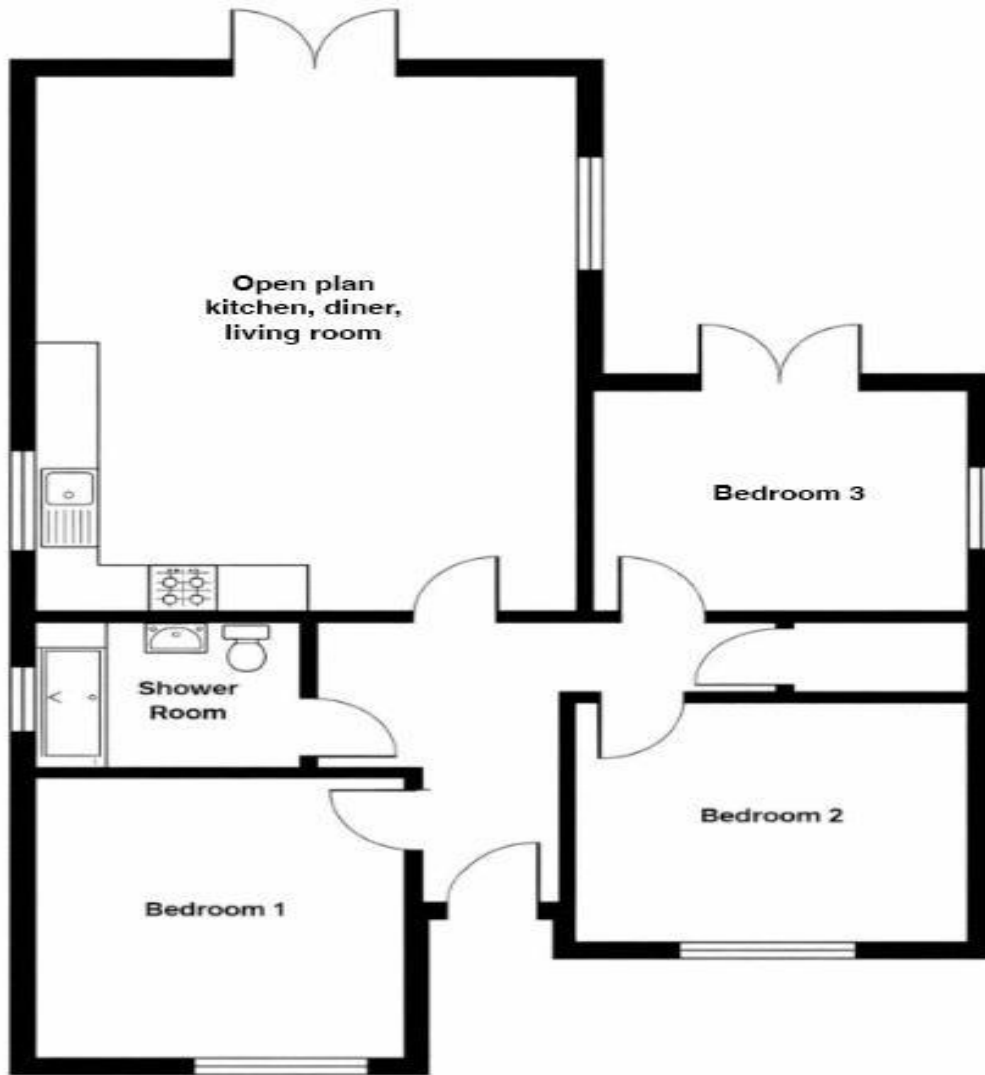
Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

<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.





Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		