



# CROFTS ESTATE AGENTS

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25 Torbay Drive  
Scartho  
DN33 3DQ

Offers in the Region Of £335,000

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### Property Description

Situated in one of Scartho's most sought-after residential locations, this exceptional detached bungalow on Torbay Drive is beautifully presented throughout and offers spacious, versatile accommodation, making it one of the finest properties of its kind currently available. Lovingly modernised by the current owners to an outstanding standard, the bungalow provides flexible living space with up to four well-proportioned bedrooms, allowing the accommodation to adapt perfectly to a variety of lifestyles. At the heart of the home is a stunning open-plan living area, where the bright and spacious lounge flows seamlessly into a contemporary breakfast kitchen fitted with quality units and integrated appliances. This impressive space continues into a stylish dining area/sun room, creating the perfect setting for everyday living and entertaining, with doors opening onto a private courtyard garden. Externally, the property is surrounded by beautifully landscaped wrap-around gardens, offering an abundance of attractive seating areas and mature planting, creating a peaceful outdoor retreat to enjoy throughout the year. Designed with energy efficiency in mind, the home is equipped with an air source heat pump, 20 photovoltaic solar panels with battery storage, significantly reducing reliance on the national grid while also generating an income through the export of surplus electricity. An electric vehicle charging point further enhances the property's

impressive eco-friendly credentials. Ideally positioned close to well-regarded schools, local amenities and excellent transport links, this outstanding bungalow combines luxury, practicality and sustainability in equal measure. Properties of this quality and specification rarely come to the market, making early viewing essential to fully appreciate everything this remarkable home has to offer.

### Entrance Hall

Entering the property reveals coving to the ceiling and a tiled floor. There is also a built in cupboard.

### Kitchen-Living area

This exceptional open-plan living space provides the perfect setting for both everyday family life and entertaining. The spacious living area is flooded with natural light from a walk-in bay window and additional triple-aspect windows, creating a bright and welcoming atmosphere. Finished with attractive ceiling coving, a feature fireplace, a radiator and a fitted carpet, it offers a comfortable and stylish place to relax. The beautifully appointed kitchen has been thoughtfully designed with an excellent range of cream shaker-style units, complemented by contoured work surfaces and a practical tiled floor. Integrated appliances include a four-ring induction hob with extractor above and a built-in oven, while a charming Pottery sink with mixer tap adds character. There is also plumbing for both an automatic washing machine and dishwasher. An air conditioning unit provides year-round comfort, and a radiator ensures warmth during the cooler months. Completing the space is a central island unit, which is included in

the sale and provides additional preparation space, storage and an ideal spot for informal dining.

### Dining Room

10' 0" x 10' 2" (3.04m x 3.11m)

The dining area features dual aspect windows to the front and rear, French doors opening onto the rear, a radiator and a tiled floor, together with concertina doors providing access to the reception/bedroom 3

### Reception/Bedroom 3

12' 1" x 16' 3" (3.68m x 4.96m)

Converted from the garage, with dual aspect windows to the rear and side elevation, coving to the ceiling, a radiator and a carpeted floor. There are also fitted wardrobes with sliding doors.

### Study/Bedroom 4

8' 6" x 8' 9" (2.58m x 2.67m)

With a window to the front elevation, coving to the ceiling, a radiator and Oak flooring.

### Shower room

5' 3" x 8' 9" (1.59m x 2.66m)

With an opaque window to the rear elevation, Aqua wall boarding, a WC, vanity basin and a shower cubicle with a mains shower. There is also a radiator and a tiled floor.

### Bedroom

1

10' 10" x 11' 11" (3.30m x 3.64m)

Bedroom one has a bow window to the front elevation, coving to the ceiling, a radiator and a carpeted floor. There is also a wall of fitted wardrobes.

### Bedroom 2

8' 8" x 10' 11" (2.64m x 3.32m)

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

### Store

5' 2" x 16' 11" (1.58m x 5.16m)

The front section of the garage, ideal for storage.

### WC

With a tiled floor and a WC.

### Outside

The property occupies a delightful plot with beautifully landscaped wrap-around gardens, thoughtfully designed to provide colour and interest throughout the seasons. Predominantly laid to lawn, the gardens are enhanced by an abundance of mature herbaceous borders, creating an attractive and private outdoor setting. A charming pond and an elegant pergola draped with established wisteria provide wonderful focal points and peaceful places to relax. To the rear, a secluded courtyard garden offers a tranquil retreat, featuring decorative trellis, well-stocked planting and a delightful summerhouse, making it an ideal space for enjoying the warmer months. The former garage has been cleverly subdivided to create a useful storage area for the property's inverter and battery system. Benefitting from an automated door, the storage space measures approximately 5.06m x 1.64m and provides excellent practical storage. Further enhancing the property is a generous resin-bonded driveway, complemented by matching pathways, offering ample off-road parking and the added convenience of an electric vehicle charging point.





**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 and 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)

**Free Valuations**

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

**Property Management**

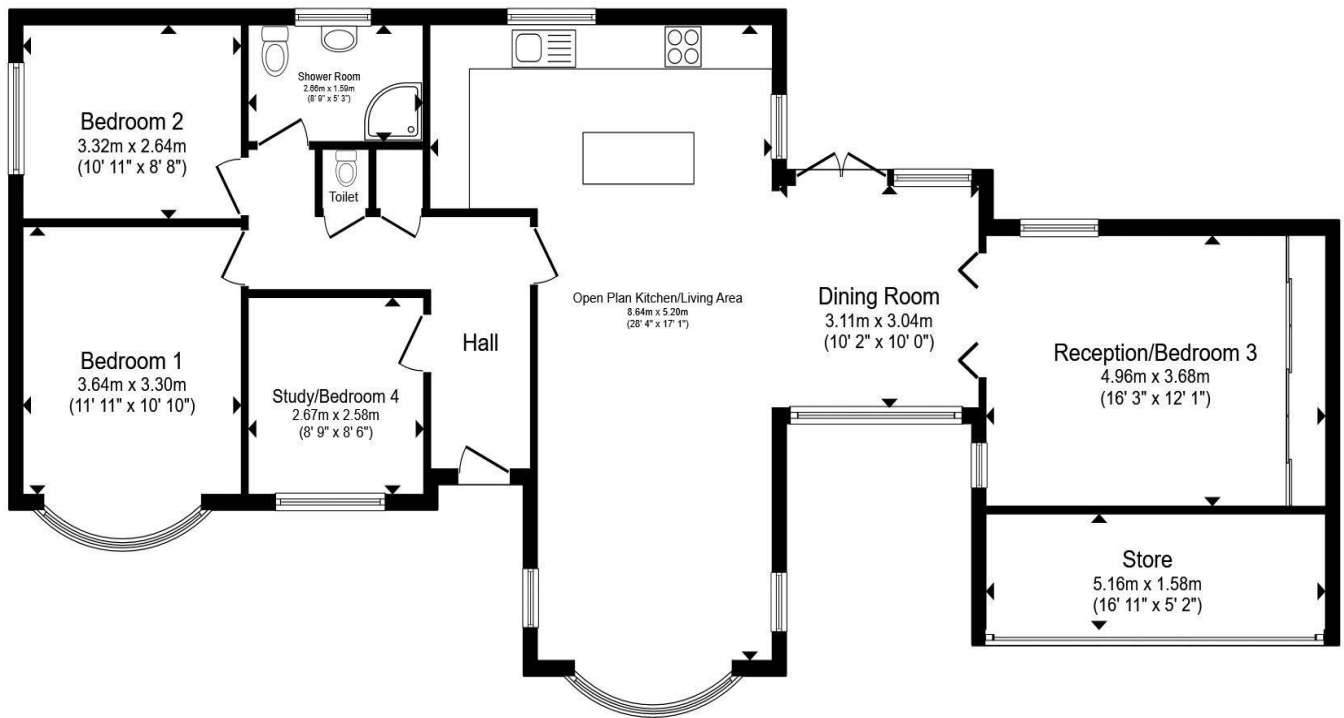
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.



**OPEN 7 DAYS A WEEK**

Monday to Friday  
Saturday  
Sunday

9am to 5.30pm (Tuesday opening 9.30am)  
9am to 3.00pm  
11am to 2.00pm (Louth & Immingham closed)



Total floor area 119.7 m<sup>2</sup> (1,288 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](http://www.focalagent.com)

