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



Kendall Court
Scartho Top
Grimsby
DN33 3FG

Offers in the Region Of £210,000

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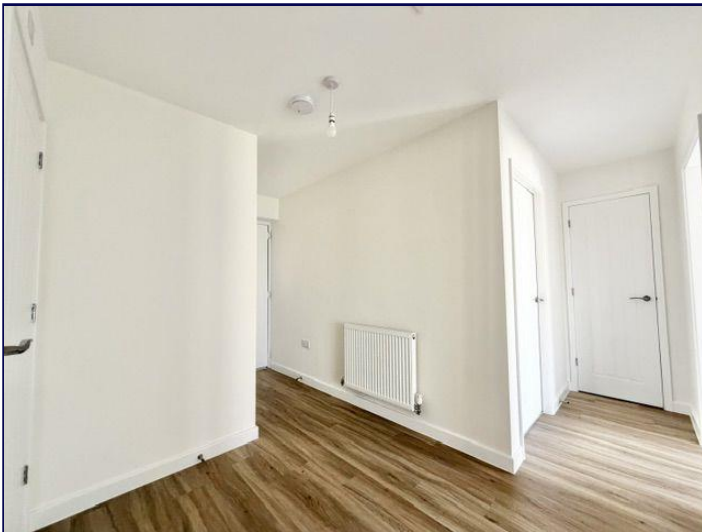
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Property Introduction

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 and lounge

22' 4" x 15' 10" (6.81m x 4.83m)

With matte grey wall and base units with white marble effect worktop, white one and a half sink and grey tiled splash backs over, integral appliances that include gas hob with extractor over, electric oven grill, 70/30 fridge freezer, dishwasher and space for washing machine, cream decor, uPVC windows and 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, grey carpet, blinds and pendant light.

Bedroom Two

9' 1" x 10' 4" (2.76m x 3.14m)

With cream decor, uPVC window, radiator, grey carpet, blinds and pendant light.

Bedroom Three

9' 9" x 10' 7" (2.96m x 3.23m)

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

Family Bathroom

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.

Rear garden

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

Front garden

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

Parking

An allocated block paved space is laid out to the rear beyond the rear garden gate.

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 C: 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.

Mortgage and Financial Advice

With access to a wide range of mortgages from over 50 of the UK's best-known lenders, **Crofts Estate Agents**, in partnership with **Forge Financial Solutions**, can help you find the mortgage that best suits your needs.

Forge Financial Solutions will act on your behalf, providing expert advice on mortgages and other financial matters, ensuring you receive tailored guidance and support throughout the process.

STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.





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		