



61 Boundary Road  
Scartho  
DN33 3BQ

**Offers in the Region Of  
£148,500**

**\*\* NO GAS CONNECTED TO THE PROPERTY\*\*** Crofts estate agents are delighted to offer for sale with NO FORWARD CHAIN this semi detached bungalow which is located within the village of Scartho. Ideally suited to someone downsizing this property benefits from many village amenities and also a good bus service. Internal viewing will reveal the entrance hall, spacious lounge, kitchen, spacious conservatory, two bedrooms and the shower room. Externally there are gardens to front and rear, a driveway providing off road parking and also a garage. The property also benefits from uPVC double glazing and electric storage heaters.

## Entrance Hall

Entering into the property reveals an electric storage heater and vinyl flooring.

## Lounge

13' 11" x 11' 5" (4.25m x 3.47m)

The lounge has a bay window to the front elevation, an electric storage heater and a carpeted floor.

## Kitchen

9' 5" x 10' 0" (2.87m x 3.05m)

The kitchen has dual aspect windows to the side and rear elevation, an electric storage heater and vinyl flooring. There is also a range of fitted units with a ceramic sink and drainer, plumbing for a washing machine and an electric oven and hob.

## Conservatory

17' 5" x 9' 5" (5.32m x 2.87m)

The conservatory has tri aspect windows, French doors to the rear elevation and vinyl flooring.

## Bedroom One

12' 6" x 10' 11" (3.82m x 3.34m)

Bedroom one has a window to the rear elevation, a carpeted floor and fitted wardrobes.

## Bedroom Two

8' 3" x 9' 6" (2.51m x 2.89m)

Bedroom two has a window the front elevation, an electric storage heater and a carpeted floor.

## Shower Room

6' 4" x 5' 6" (1.94m x 1.67m)

The shower room has an opaque window to the side elevation, a heated towel rail and access to the loft. There is also a WC, basin and walk in shower.

## Garage

The garage has doors to the front and electrics.

## Outside

To front and rear there are gardens with lawns and established shrubs to both. There is also a long driveway providing off road parking and leading to a gate which provides access into the rear garden.

## 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.

## Viewing

By appointment only, telephone 01472 200666

## Council Tax Information

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

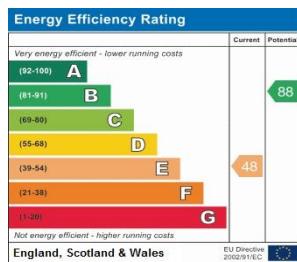
## Additional Services

We offer free valuations, property management, energy performance provider and mortgage advice with no obligation, just call the office on 01472 200666.

Louth Office: 01507 601550

Immingham Office: 01469 564294

GROUND FLOOR  
65.9 sq.m. (709 sq.ft.) approx.



TOTAL FLOOR AREA: 65.9 sq.m. (709 sq.ft.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for guidance only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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