



# CROFTS ESTATE AGENTS

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



Ancaster Avenue

Grimsby  
DN33 3LP

Offers in the Region Of  
£194,950

**SUPERBLY APPOINTED THROUGHOUT - IDEAL FAMILY HOME - EXTENDED TO THE REAR** - Crofts estate agents are delighted to offer for sale this semi detached property which is located within the village of Scartho. Ideally suited to a young family, the village boasts an enviable array of local amenities as well as schools and bus links. Internal viewing will reveal the entrance hall, lounge-diner, kitchen, three bedrooms and the bathroom. With gardens to the front and rear, a gated driveway for secure off road parking and a garage. The property also benefits from uPVC double glazing and gas central heating.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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### Entrance Hall

Entering the property reveals a welcoming space with a radiator and a carpeted floor. There is also a small under stairs cupboard.

### Lounge/Diner

26' 1" x 12' 4" (7.94m x 3.75m at widest)

The lounge-diner has a window to the front elevation, sliding patio doors to the rear elevation, coving to the ceiling, two radiators and a carpeted floor.

### Kitchen

16' 4" x 8' 11" (4.98m x 2.71m)

The kitchen has a window to the rear elevation, door to the side and laminate flooring. There is also a lovely hand built fitted kitchen with solid Oak counter tops, a Belfast sink, plumbing for a washing machine and also an integral dishwasher.

### First Floor Landing

The first floor landing has a window to the side elevation and a carpeted floor.

### Bedroom One

11' 6" x 9' 4" (3.50m x 2.84m to wardrobe)

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

### Bedroom Two

9' 3" x 11' 4" (2.81m x 3.45m)

Bedroom two has a window to the rear elevation, a radiator and carpeted floor. There is also a cupboard which houses the boiler.

### Bedroom Three

7' 4" x 7' 2" (2.23m x 2.19m)

Bedroom three has a window to the front elevation, a radiator, carpeted floor and a loft hatch with a ladder

### Bathroom

5' 5" x 7' 1" (1.64m x 2.17m)

The bathroom has an opaque window to the rear elevation, partially tiled walls, a radiator and vinyl flooring. There is also a white suite with a WC, basin and bath with a glass screen and mains shower.

### Garage

16' 11" x 9' 0" (5.15m x 2.74m)

The garage has an up and over door and electrics.

### Outside

Accessed through secure gates reveals a driveway which leads all the way to the garage and provides off road parking. There is also a lawn and established shrubs in the front garden which is enclosed by perimeter walls and fencing. The rear garden has a further lawn with established shrubs and also a patio area ideal for alfresco dining. There is also a greenhouse and fantastic Tiki bar, all enclosed by perimeter fencing.

#### **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.

#### **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](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.

#### **Mortgage and Financial Advice**

With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

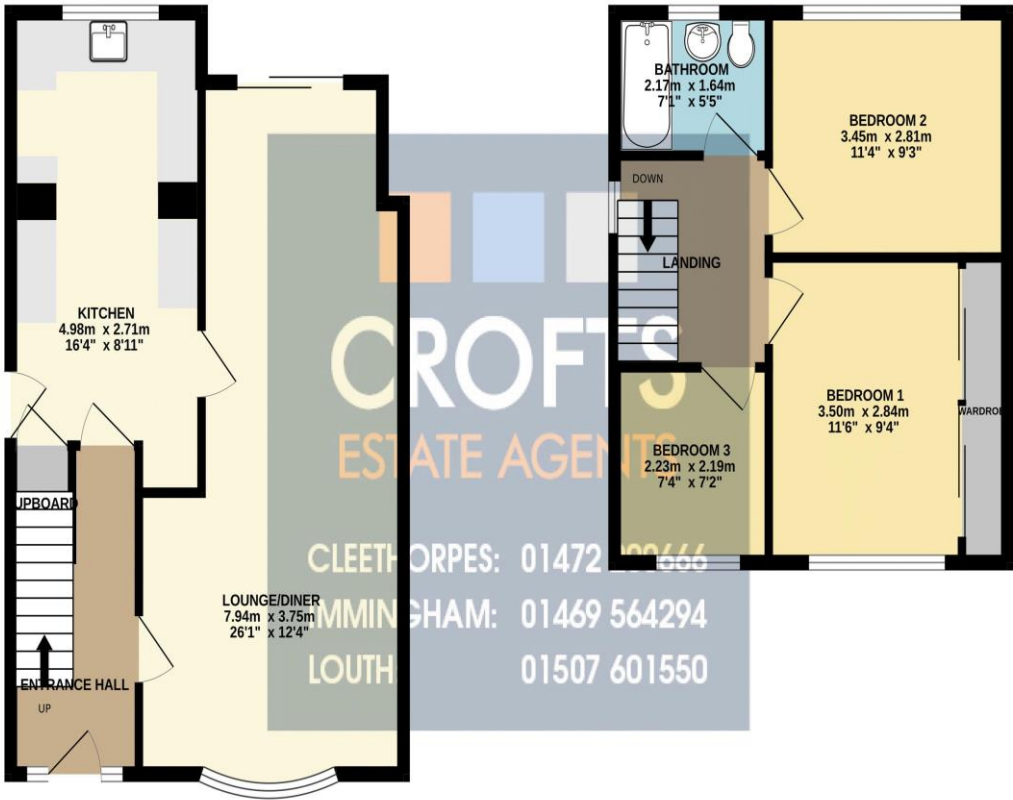
*STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT*





GROUND FLOOR  
45.8 sq.m. (493 sq.ft.) approx.

1ST FLOOR  
35.2 sq.m. (379 sq.ft.) approx.



TOTAL FLOOR AREA : 81.0 sq.m. (872 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. This plan is for illustrative purposes only and should 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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