



# CROFTS ESTATE AGENTS

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



## Adelphi Drive

Scartho  
DN33 3DT

Offers in the Region Of  
£134,950

Crofts estate agents are pleased to offer for sale with **NO FORWARD CHAIN** this semi detached property located within the village of Scartho. Located within a quiet cul de sac this property is nearby to local amenities and schools and comes with viewing highly advised. Internal viewing will reveal the entrance hall, spacious lounge-diner, conservatory and kitchen to the ground floor. To the first floor there are three bedrooms, two being doubles and the bathroom which has a **FOUR** piece suite. The rear garden is a sight to behold with a vast space ideal for a family and there is also off road parking and a garage which has a further room to the rear. The property also benefits from uPVC double glazing and gas central heating.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

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#### Entrance Hall

Entering into the property reveals a porch into the hall with a radiator and a tiled floor.

#### Kitchen

15' 0" x 7' 10" (4.58m x 2.40m)

The kitchen has dual aspect windows and a door to the side elevation, fitted units, a one and a half sink and drainer and plumbing for a washing machine.

#### Lounge/Diner

25' 2" x 10' 11" (7.66m x 3.34m)

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

#### Conservatory

8' 11" x 11' 1" (2.71m x 3.37m)

The conservatory has tri aspect windows, a door to the side and a tiled floor.

#### First Floor Landing

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

#### Bedroom One

14' 10" x 10' 8" (4.51m x 3.25m)

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

#### Bedroom Two

10' 0" x 9' 4" (3.04m x 2.85m)

Bedroom two has a window to the front elevation, a radiator, carpeted floor and fitted furniture.

#### Bedroom Three

6' 8" x 7' 4" (2.02m x 2.23m)

Bedroom three has a window to the front elevation, a radiator, carpeted floor and fitted furniture.

#### Bathroom

10' 5" x 7' 5" (3.17m x 2.26m)

The bathroom has an opaque window to the rear elevation, tiled walls and floor, access to the loft, a radiator and a four piece suite with a mains shower within the cubicle.

#### Garage

The garage has an up and over door, light and power and a further room to the rear of the garage ideal for many different uses.

### Outside

To the front there is off road parking and a gate then leads to the rear garden. The rear garden is a cracking size with a vast lawn, a patio area and selection of shrubs and trees.

### 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.

### 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)

### Free Valuations

We offer a free valuation with no obligation, just call 01472 200666 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

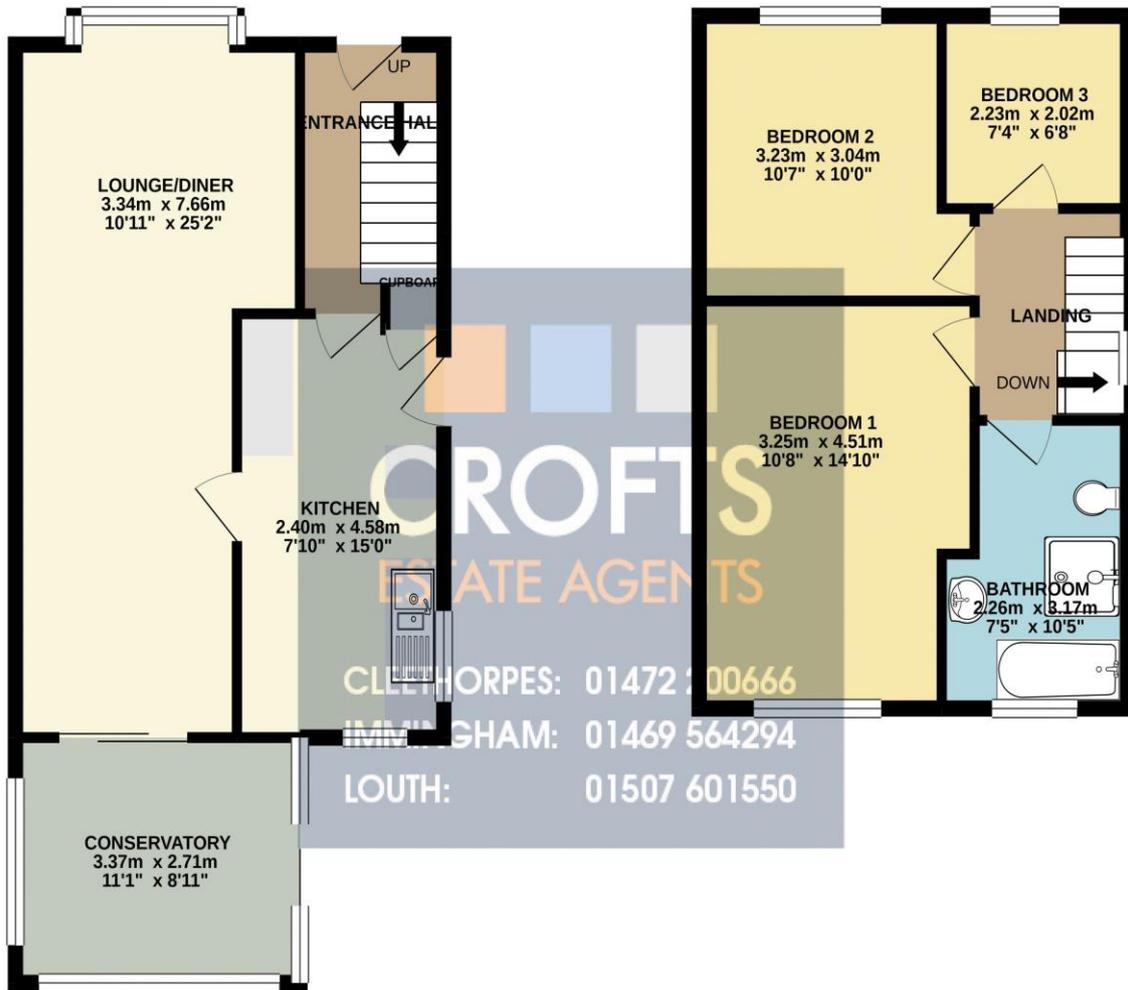
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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



GROUND FLOOR  
48.1 sq.m. (517 sq.ft.) approx.

1ST FLOOR  
38.4 sq.m. (414 sq.ft.) approx.



TOTAL FLOOR AREA: 86.5 sq.m. (931 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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