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



**1 Berkeley Court Scartho
Top
Grimsby
DN33 3TB**

**Offers in the Region Of
£285,000**

NO FORWARD CHAIN - SUPERB THROUGHOUT - GARDEN BAR - FOUR DOUBLE BEDROOMS - An opportunity to purchase and enjoy this superb family home situated within the popular Scartho Park estate. With a fresh and neutral finish this property is just ready to move into and comes with viewing highly advised. Internal viewing will reveal the entrance hall, lounge with a modern media wall, kitchen-diner with a superb fitted kitchen with Quartz counter tops and a spacious conservatory. There is also a utility and WC to complete the ground floor. To the first floor there are four double bedrooms, two with fitted wardrobes, an en-suite and bathroom. With an integral garage, off road parking on the driveway and a front and rear garden. Within the rear garden is a spacious timber outbuilding currently set up as a home bar and the property also benefits from uPVC double glazing and gas central

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Entrance Hall

The entrance hall reveals a radiator and a tiled floor.

WC

The WC has a radiator, tiled floor and a WC and basin.

Lounge

15' 6" x 10' 6" (4.72m x 3.20m)

The lounge has a window to the front elevation, a radiator and tiled floor. There is also a modern media unit and two rows of downlights.

Kitchen/Diner

9' 3" x 20' 7" (2.83m x 6.28m)

The kitchen-diner has dual aspect windows to the rear and side elevation, a radiator and a tiled floor. There is also a superb range of fitted units with Quartz counter tops, a sink and drainer, dish washer and an electric oven and hob.

Utility room

5' 4" x 5' 0" (1.63m x 1.52m)

The utility room has a door to the rear elevation, a tiled floor, plumbing for a washing machine and a fitted unit.

Conservatory

11' 9" x 9' 6" (3.57m x 2.90m)

The conservatory has tri aspect windows, a door to the side, a radiator and laminate flooring.

First

Floor

Landing

The first floor landing has access to the loft, a radiator and a carpeted floor.

Bedroom One

12' 10" x 10' 9" (3.90m x 3.28m)

Bedroom one has a window to the front elevation, a radiator and a carpeted floor. There is also a fitted wardrobe.

En-suite

6' 10" x 6' 0" (2.09m x 1.82m)

The en-suite has an opaque window to the front elevation, a radiator and vinyl flooring. There is also a WC, basin and shower cubicle with a mains shower.

Bedroom Two

11' 9" x 9' 0" (3.57m x 2.74m)

Bedroom two has a window to the front elevation, a radiator and a carpeted floor. There is also a fitted wardrobe.

Bedroom Three

11' 2" x 9' 10" (3.41m x 3.00m)

Bedroom three has a window to the rear elevation, a radiator and a carpeted floor.

Bedroom Four

11' 3" x 8' 4" (3.42m x 2.54m)

Bedroom four has a window to the rear elevation, a radiator and a carpeted floor. There is also a fitted wardrobe.

Bathroom

5' 7" x 7' 6" (1.70m x 2.28m)

The bathroom has an opaque window to the rear elevation, a radiator and vinyl flooring. There is also a WC, basin and bath.

Integral Garage

17' 0" x 9' 4" (5.19m x 2.85m)

With an up over door, door into the utility and electrics.

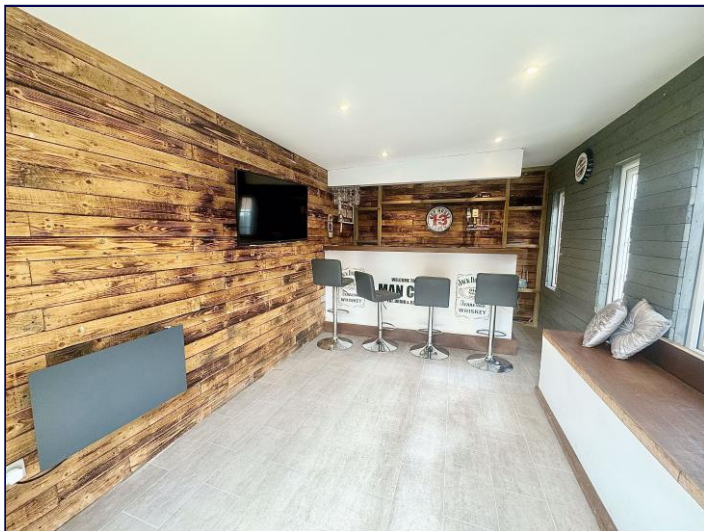
Outside

To the front there is a block paved driveway providing off road parking for two vehicles. There is also a lawn. The rear garden is enclosed by perimeter fencing with a lawn, a paved patio ideal for alfresco dining and a home bar.

Home Bar

16' 3" x 9' 8" (4.95m x 2.95m)

With French doors, four windows to the side, electrics and a bar.



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 and all viewings are strictly by appointment only please.

Council Tax Information

Band D: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti





OPEN 7 DAYS A WEEK

Monday to Thursday	9am to 5.30pm (Tuesday opening 9.30am)
Friday	9am to 6.00pm
Saturday	9am to 3.00pm
Sunday	11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR
87.0 sq.m. (936 sq.ft.) approx.

1ST FLOOR
60.9 sq.m. (656 sq.ft.) approx.



TOTAL FLOOR AREA: 147.9 sq.m. (1592 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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