



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

CLEETHORPES
01472 200666

IMMINGHAM
01469 564294

LOUTH
01507 601550

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



Larden Avenue

Scartho
DN33 3HU

£225,000

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham :

Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk



Property Introduction

Crofts Estate Agents are delighted to bring to the market this charming three-bedroom detached family home, perfectly positioned in a highly sought-after and well-regarded residential area. Offered for sale with no forward chain, this property presents an excellent opportunity for buyers looking for a smooth and straightforward move. This well-maintained home is ready to move straight into and benefits from gas central heating and uPVC double glazing throughout. The accommodation briefly comprises a welcoming entrance hallway, a bright and comfortable lounge, a versatile dining/living room ideal for family life or entertaining, and a well-appointed kitchen to the ground floor. Upstairs you will find three well-proportioned bedrooms, a family bathroom, and the landing completing the first-floor layout. Externally, the property continues to impress with a generous frontage providing ample off-road parking, along with a detached garage. To the rear, a pleasant and private garden offers the perfect space for relaxing, entertaining, or family activities. This attractive home is ideal for families, first-time buyers looking to upsize, or anyone seeking a spacious property in a desirable location. Early viewing is highly recommended to fully appreciate everything this fantastic home has to offer.

Entrance Hallway

16' 4" x 5' 11" (4.971m x 1.802m)
 uPVC double glazed entry door with adjoining glazed panel to the front elevation. Coving to the ceiling. Central heating radiator.

Lounge

16' 4" x 10' 9" (4.968m x 3.271m)
 Offering uPVC double glazed bow window to the front elevation, along with coving and rose to the ceiling. Two central heating radiators.

Dining Living Room

7' 11" x 17' 0" (2.423m x 5.177m)
 uPVC double glazed window to the rear elevation. Two central heating radiators. Opens to the kitchen.

Kitchen

11' 1" x 8' 9" (3.380m x 2.668m)
 Offering uPVC double glazed entrance door to the side elevation and double glazed windows to the rear and side aspects. Equipped with a range of wall and base units with contrasting work surfacing with inset stainless steel bowl sink and drainer. Integrated fridge and freezer. Splashback tiling. Integrated oven and five ring gas hob. Chimney extractor. Plumbing for washing machine and dishwasher. Tiled flooring. Kickboard heater.

First Floor Landing

uPVC double glazed window to the side elevation. Coving to the ceiling. Central heating radiator.

Bedroom One

11' 4" x 10' 8" (3.453m x 3.250m)

uPVC double glazed window to the rear elevation. Coving and loft access to the ceiling. Cupboard housing the Ideal gas boiler which has been serviced. Wardrobe.

Bedroom Two

13' 2" x 9' 2" (4.002m x 2.785m)

uPVC double glazed window to the front elevation. Central heating radiator. Cupboard. Coving to the ceiling.

Bedroom Three

10' 1" x 7' 7" (3.064m x 2.318m)

uPVC double glazed window. Radiator. Cupboard over the stairs.

Shower Room

5' 6" x 6' 10" (1.670m x 2.080m)

Fitted with a modern three-piece suite comprising a walk-in shower enclosure with glass sliding doors and wall-mounted shower, vanity wash hand basin with storage beneath, and low flush WC. The room benefits from tiled walls to splashback areas, a heated radiator, and a uPVC double-glazed frosted window allowing for natural light while maintaining privacy. Finished in a clean and neutral style, creating a bright and practical shower room suitable for everyday use.

Front Garden

The property benefits from an attractive and low-maintenance frontage, with a spacious concrete driveway providing ample off-road parking for multiple vehicles. Adjacent to the driveway is a neatly presented gravelled garden area, designed for ease of upkeep while maintaining a pleasant appearance. The frontage is bordered by a low-level brick wall, giving a clear yet defined boundary from the pavement, while a mature hedge to one side offers additional privacy. The driveway leads directly to the main entrance and continues down the side of the property, providing access towards the detached garage and rear garden.

Rear Garden

The property benefits from a pleasant and enclosed rear garden, ideal for families and outdoor enjoyment. The garden is predominantly laid to lawn, providing a generous space for children to play or for general outdoor relaxation. A concrete driveway area extends to the detached garage, offering additional parking or practical access. The garden is fully enclosed by timber fencing, creating a good degree of privacy and security. There is also a small patio area adjacent to the property, perfect for outdoor seating or entertaining, along with space for plants and pots. Overall, the garden offers a manageable yet versatile outdoor space.



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.

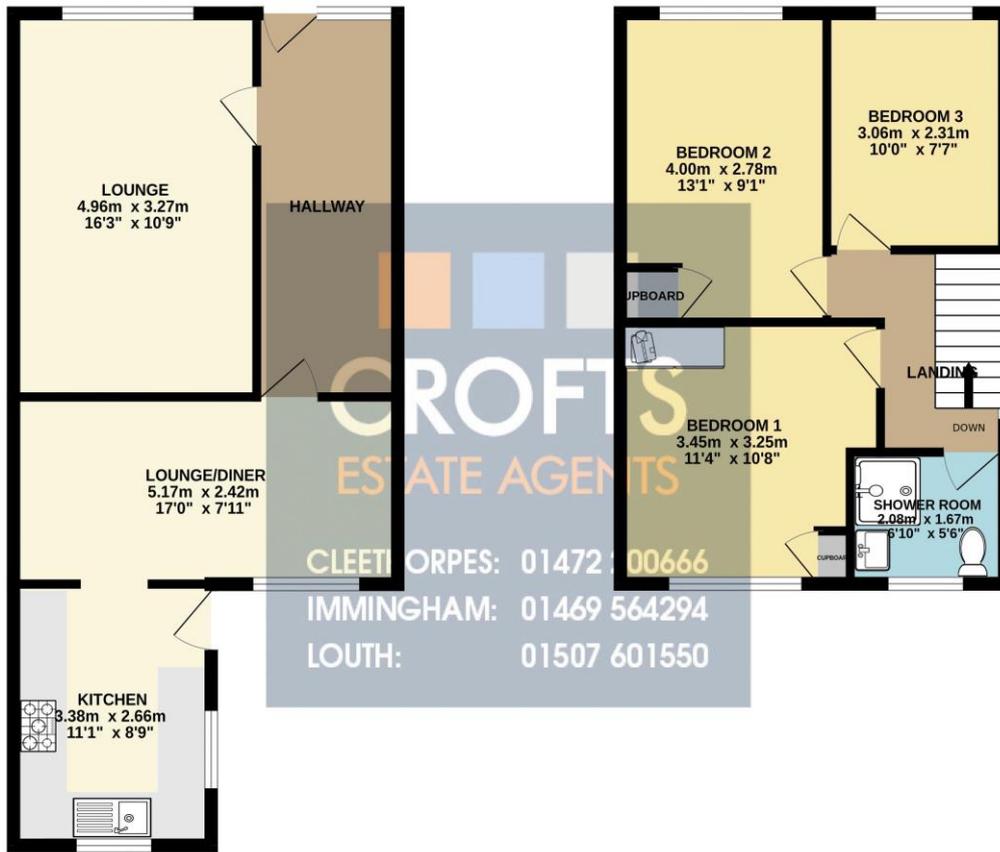
Forge Financial Solutions will act on your behalf, providing expert advice on mortgages and other financial matters, ensuring you receive tailored guidance and support throughout the process.

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



GROUND FLOOR
47.1 sq.m. (507 sq.ft.) approx.

1ST FLOOR
38.2 sq.m. (411 sq.ft.) approx.



TOTAL FLOOR AREA: 85.3 sq.m. (918 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.
Made with Metropix ©2005

BROCHURE APPROVAL

I / We can confirm that the information in this brochure is accurate and factually correct

{ vendor_esignature_block }