



# CROFTS ESTATE AGENTS

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



Amesbury Avenue

Scartho  
DN33 3HT

Offers in the Region Of  
£175,000

**NO FORWARD CHAIN - DETACHED BUNGALOW** - Crofts estate agents are delighted to offer for sale this versatile detached bungalow which is located within the village of Scartho. Ideal for a variety of would be buyers this property comes with viewing highly advised. Nearby to a wide variety of local amenities, schools and also bus links. Internal viewing will reveal the entrance hall, lounge-diner, kitchen, conservatory, three bedrooms and the shower room. With gardens to the front and rear, off road parking and a detached 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 coving to the ceiling, a radiator and a tiled floor.

#### Lounge/Diner

20' 3" x 9' 10" (6.16m x 3.00m)

The lounge-diner has two windows to the side elevation, patio doors to the rear, coving to the ceiling, a radiator and laminate flooring.

#### Conservatory

6' 1" x 9' 11" (1.85m x 3.01m)

The conservatory has dual aspect windows to the side and rear elevation and a door to the side elevation.

#### Kitchen

12' 3" x 8' 10" (3.74m x 2.70m)

The kitchen has a window to the side elevation, a radiator and vinyl flooring. There is also a range of fitted units with a sink and drainer.

#### Bedroom One

12' 5" x 10' 0" (3.79m x 3.04m)

Bedroom one has window to the front elevation, coving to the ceiling, a radiator and laminate flooring.

#### Bedroom Two

9' 5" x 8' 11" (2.87m x 2.72m)

Bedroom two has a window to the front elevation, coving to the ceiling, a radiator and laminate flooring.

#### Bedroom Three

6' 11" x 10' 0" (2.10m x 3.04m)

Bedroom three has a window to the side elevation, coving to the ceiling, a radiator and laminate flooring. There is also access to the loft.

#### Shower Room

5' 10" x 5' 4" (1.79m x 1.63m)

The shower room has an opaque window to the side elevation, tiled walls, a heated towel rail and a tiled floor. There is also a WC, basin and a mains shower.

#### Garage

The garage has an up and over door, window and door to the side and electrics..

#### Outside

With low maintenance gardens to the front and rear. Also a driveway providing off road parking.

**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.

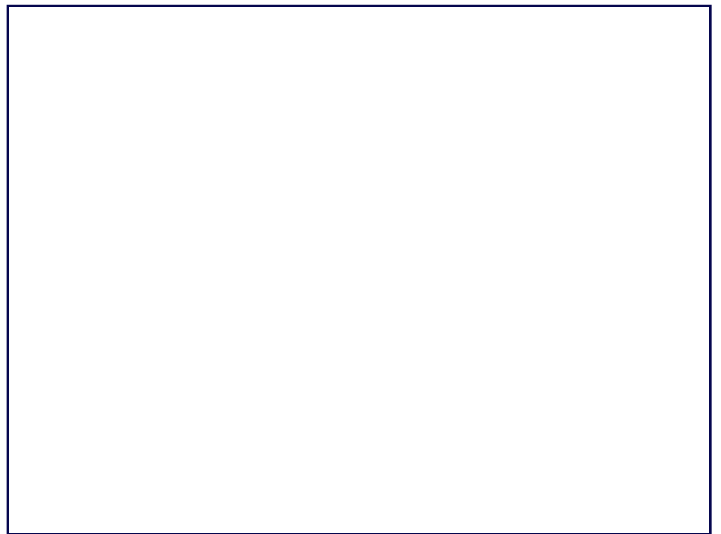
**Property Management**

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 KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**



GROUND FLOOR  
68.8 sq.m. (740 sq.ft.) approx.



TOTAL FLOOR AREA : 68.8 sq.m. (740 sq.ft.) approx.

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**DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS** Although we have taken great care to insure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. In particular any information provided in respect of tenure, council tax, rateable values etc has been given in good faith and whilst believed to be correct, may be subject to amendment. Any references to the condition, use or appearance of the property are made for guidance only, and no warranties are given or implied by this information. It is not Crofts policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquires, in order to ensure that any necessary consents have been obtained. All measurements are approximate and are for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purpose only, and are not for any other use but guidance & illustration. Crofts have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore verify that they are in working order, or fit for their intended purpose. These details do not form any part of any contract, and unless specifically stated otherwise, furnishings and contents are not included within this sale.