



# 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



11 Thornbury Drive

Scartho Park  
DN33 3TR

Offers in the Region of  
£144,950

Crofts estate agents are delighted to offer for sale with NO FORWARD CHAIN this superb semi detached property located within the popular residential location of Scartho Park. Ideal for a first time buyer or young family this property benefits from a fresh and modern finish throughout and comes with viewing highly advised. Internal viewing will reveal the entrance hall, kitchen-diner, lounge and cloakroom all to the ground floor. To the first floor there are two double bedrooms and the bathroom. Externally to the front there are two parking spaces and there is a delightful rear garden and the property also benefits from uPVC double glazing and gas central heating.

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

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 12 Market Place, Louth, LN11 9PB

Email: Cleethorpes:

Email: Immingham :

Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

[www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk)

Fax: 01472 200 119





#### Entrance Hall

Entering into the property reveals a radiator and Karndean flooring. There is also access to the under stairs cupboard.

#### Cloakroom

5' 6" x 2' 11" (1.68m x 0.88m)

The cloakroom has a radiator, Karndean flooring, a WC and a basin.

#### Kitchen/Diner

14' 11" x 6' 6" (4.54m x 1.99m)

The kitchen-diner has window to the front elevation, a radiator and Karndean flooring. There is also a modern fitted kitchen with a ceramic sink and drainer, integral washer, electric oven and a gas hob with an extractor over. There is also space for a table and chairs.

#### Lounge

8' 11" x 13' 4" (2.73m x 4.07m)

The lounge has a window and French doors to the rear elevation, a radiator and a carpeted floor.

#### First Floor Landing

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

#### Bedroom One

9' 3" x 13' 3" (2.81m x 4.04m)

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

#### Bedroom Two

7' 10" x 13' 3" (2.39m x 4.04m)

Bedroom two has a window to the front elevation, a radiator and a carpeted floor. There is also a built in cupboard.

#### Bathroom

6' 5" x 6' 4" (1.96m x 1.92m)

The bathroom has a radiator and vinyl flooring. There is also a modern suite with a WC, basin and a bath with a glass screen and partially tiled walls.

#### Outside

To the front there is off road parking for two vehicles and a small garden area. To the rear there is a nice space with a patio area ideal for alfresco dining and a lawn.

**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.

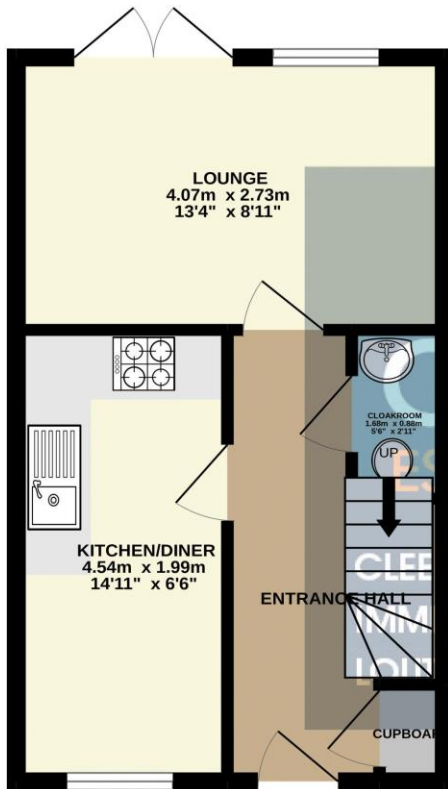
**Mortgage and Financial Advice**

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

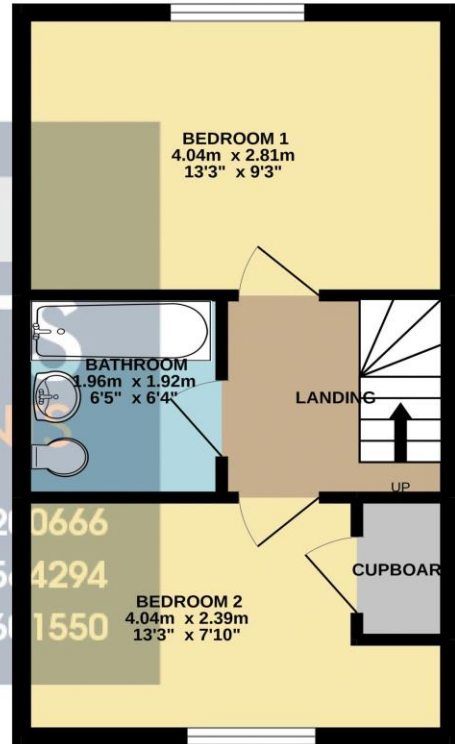
*STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.*



GROUND FLOOR  
29.4 sq.m. (316 sq.ft.) approx.



1ST FLOOR  
29.4 sq.m. (316 sq.ft.) approx.



TOTAL FLOOR AREA : 58.8 sq.m. (633 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 ©2022

## BROCHURE APPROVAL

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

{vendor\_esignature\_block}