

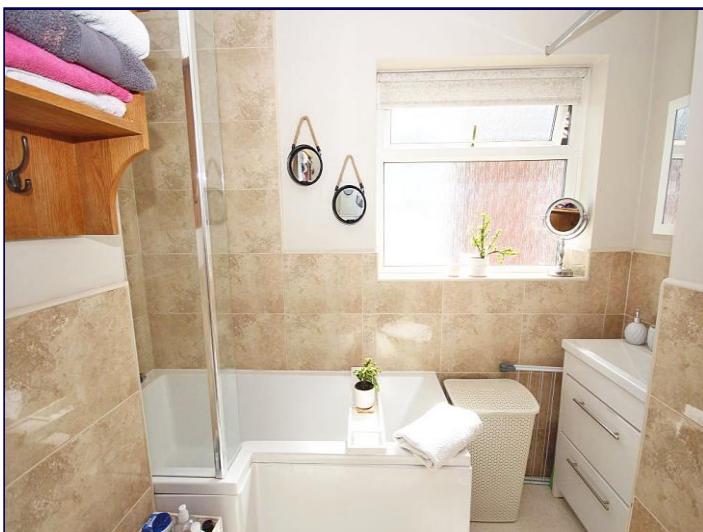


Grantham Avenue

Scartho
DN33 2HQ

Offers in the Region Of
£199,950

Crofts estate agents are delighted to offer for sale with NO FORWARD CHAIN this superbly appointed semi detached property which is located within the village of Scartho. Boasting a garden that must be seen to be appreciated, this property comes with viewing highly advised. The village boasts an enviable array of local amenities and also excellent schools. Internal viewing will reveal the entrance hall, lounge, kitchen-diner, WC, two double bedrooms and the bathroom. Externally there is off road parking to the front and the rear garden offers a great space for the family to enjoy with vast grass spaces and a lovely patio area. The property also benefits from uPVC double glazing and gas central heating.



Entrance Hall

Entering the property reveals coving to the ceiling and laminate flooring.

Lounge

13' 5" x 13' 3" (4.10m x 4.04m)

The lounge has a window to the front elevation, coving to the ceiling, a radiator and a carpeted floor.

WC

4' 6" x 7' 8" (1.37m x 2.33m)

The WC has a heated towel rail and laminate flooring. There is also WC, vanity basin and access to the under stairs cupboard.

Kitchen/Diner

18' 9" x 12' 1" (5.71m x 3.68m)

The kitchen-diner has a window to the side elevation, French doors with a window either side to the rear, coving to the ceiling, a radiator and laminate flooring. There is also a modern range of fitted units with a ceramic sink and drainer, integral washer and dryer, wine cooler, electric oven, microwave and hob with an extractor over. There is also space for a table and chairs and a sofa if required.

First Floor Landing

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

Bedroom One

10' 10" x 12' 10" (3.29m x 3.90m)

Bedroom one has two windows to the front elevation, a radiator, carpeted floor and fitted wardrobes.

Bedroom Two

9' 0" x 9' 10" (2.74m x 3.00m)

Bedroom two has a window to the rear elevation, a radiator, carpeted floor and fitted wardrobes.

Bathroom

9' 0" x 7' 4" (2.74m x 2.24m)

The bathroom has an opaque window to the side elevation, partially tiled walls, a heated towel rail and vinyl flooring. There is also a WC, vanity basin and a P shaped bath with a glass screen

Outside

With an attractive frontage and low maintenance parking area. A gate leads to the rear garden which is a sight to behold. A vast lawn, ideal for children or pets with perimeter fencing and conifers. There is also a superb patio area ideal for alfresco dining and also a greenhouse, secure outbuilding and shed.

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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 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

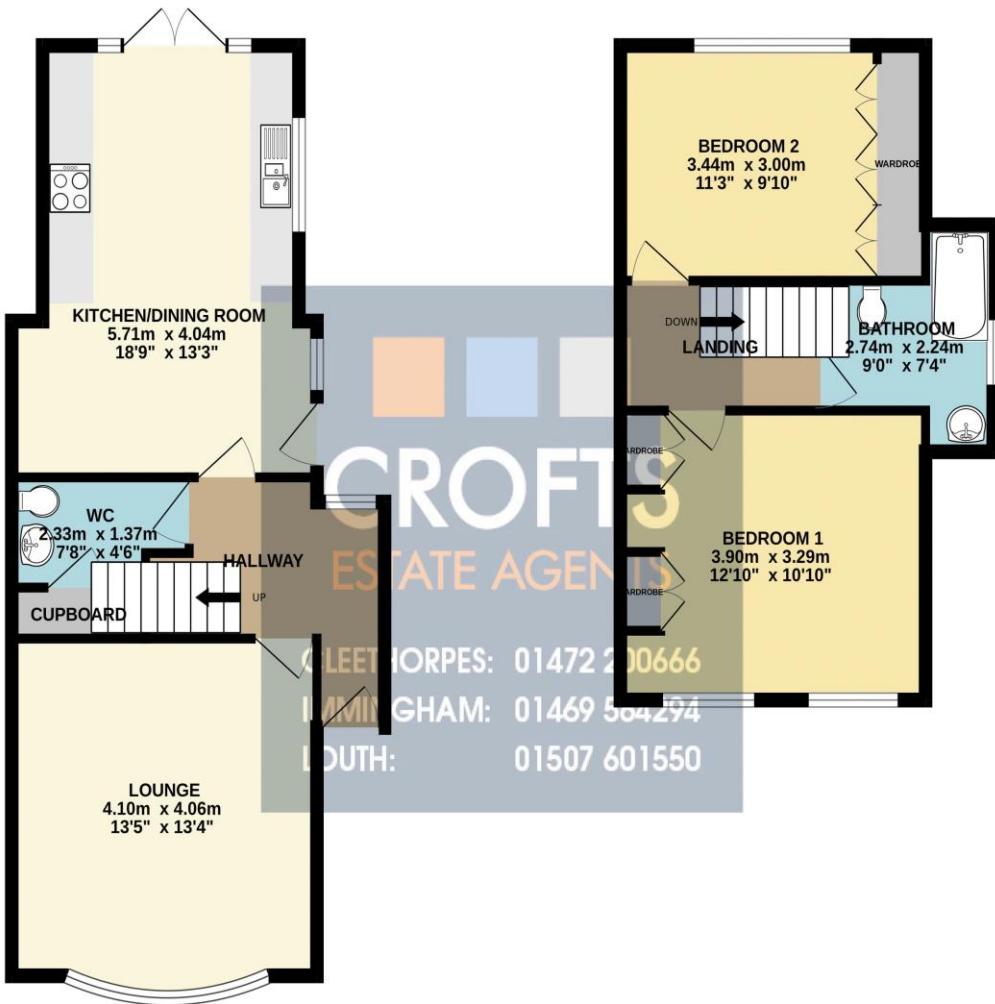
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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

1ST FLOOR



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