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



Amberley Close

Scarho Top
DN33 3TJ

£255,000

Viewing is highly advised on this four bedroom detached family home found upon this ever popular development creating a perfect family home. Well presented throughout to a good standard, this lovely property benefits from gas central heating and uPVC double glazing. Briefly the property comprises of an entrance hallway, cloakroom, well proportioned living room, dining or second sitting room, dining kitchen and a utility to the ground floor. To the first floor there is the landing, family bathroom and good sized bedrooms with ensuite to the main. Open plan frontage with good sized driveway creating ample off road parking and leading to the detached garage. Low maintenance paved rear garden with bar and garden room creating a perfect space to entertain from.

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



Entrance Hallway

Offering composite double glazed entry door with two adjoining glazed panels to the front elevation. Central heating radiator. Staircase to the first floor.

Cloakroom

Fitted with a close coupled w.c and wall mounted wash hand basin. Splashback tiling. Central heating radiator. uPVC double glazed window to the front aspect.

Lounge

16' 3" x 10' 8" (4.951m x 3.241m)

A well proportioned lounge offering uPVC double glazed window to the front elevation. Coving to the ceiling. Central heating radiator. Gas fire with surround creating a focal point to the room. Doors through to the dining/sitting room.

Sitting/Dining Room

8' 8" x 10' 8" (2.636m x 3.245m)

A versatile space offering a variety of uses and enjoying a uPVC double glazed entry door to the garden with two adjoining glazed panels to the rear. Central heating radiator. Coving to the ceiling.

Utility

5' 7" x 4' 10" (1.696m x 1.478m)

uPVC double glazed door to the side elevation. Fitted with roll edged work surfacing with small base unit and a larder unit. Plumbing for a washing machine. Glo worm gas wall mounted boiler. Central heating radiator.

Kitchen/Diner

15' 1" x 11' 11" (4.61m x 3.639m)

A lovely sized dining kitchen offering ample space to accommodate a dining area. Offering uPVC double glazed windows to the side and rear elevations, the kitchen offers a range of fitted wall and base units with complementary work surfacing with inset one and a half sink and drainer. Integrated oven and four ring gas hob with extractor over and stainless steel wall guard. Integrated dishwasher. Space to accommodate an American styled fridge freezer. Walk in understairs storage cupboard. Central heating radiator.

First Floor Landing

Loft access to the ceiling. Central heating radiator. Cupboard.

Family Bathroom

Equipped with a close coupled w.c, pedestal wash basin and a panelled bath with shower over. Splashback tiling. Central heating radiator. uPVC double glazed window to the rear. Fitted extractor.

Bedroom One

13' 11" x 10' 10" (4.254m x 3.301m) max
uPVC double glazed window to the front. Central heating radiator.
Built in wardrobe. Door to ensuite.

Ensuite

6' 5" x 5' 8" (1.955m x 1.715m) max
uPVC double glazed window to the front. Fitted with a close
coupled w.c, vanity wash basin and a shower cubicle. Splashback
tiling. Fitted extractor. Central heating radiator.

Bedroom Two

16' 3" x 8' 9" (4.947m x 2.679m) max
uPVC double glazed window to the front. Central heating radiator.
Built in wardrobe.

Bedroom Three

11' 1" x 8' 2" (3.370m x 2.486m)
The third of the double bedrooms has a uPVC double glazed
window to the rear elevation. Central heating radiator.

Bedroom Four

11' 0" x 7' 7" (3.345m x 2.302m)
uPVC double glazed window to the rear elevation. Central heating
radiator. Built in wardrobe.

Outside

Open plan frontage with long driveway creating ample off road
parking and leading to a detached garage which has light and
power. The rear garden offers a low maintenance area and enjoys
a sunny aspect and has the bonus of a bar and garden room ideal
for outdoor entertaining.

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 D: 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.

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