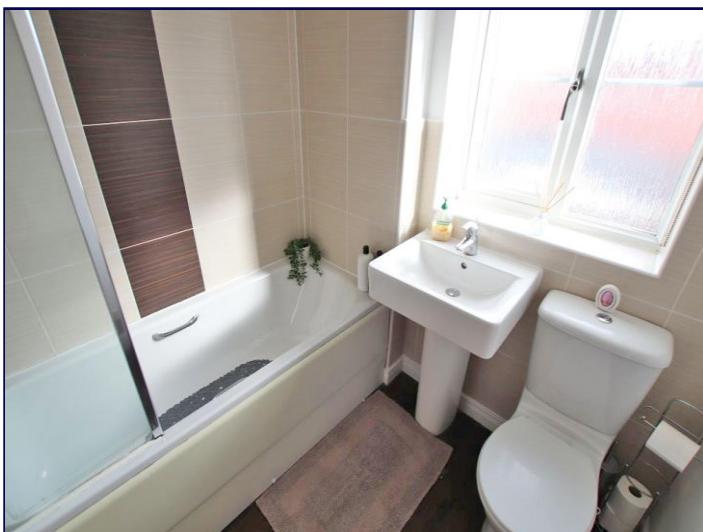




**Fenwick Road
Scartho Top
Scartho
DN33 3SJ**

**Offers in the Region Of
£175,000**

Early viewing is advised on this beautifully presented three bedroom semi-detached family home which has the added bonus of a garage to the rear. Well presented throughout and creating a ready to move into home, this lovely property benefits from gas central heating and uPVC double glazing. Briefly the accommodation comprises entrance hallway, cloakroom, lounge, dining kitchen, landing, bathroom and three bedrooms. Open plan frontage and pleasant rear garden with gated access to the rear providing access to the parking area and garage. Viewing is a must.



Entrance Hallway

Offering composite entry door to the front elevation and being neutrally decorated. Central heating radiator. Staircase to the first floor.

Cloakroom

5' 11" x 3' 10" (1.794m x 1.159m) maximums
Fitted with a pedestal wash basin and close coupled w.c. uPVC double glazed window to the front elevation.

Lounge

14' 3" x 13' 0" (4.339m x 3.975m)
Neutrally decorated and having uPVC double glazed window to the front elevation. Central heating radiator.

Kitchen/Diner

10' 6" x 16' 2" (3.210m x 4.927m)
The kitchen diner runs along the rear of the property and has a uPVC double glazed window and French doors to the rear aspect. Equipped with 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 chimney extractor over. Splashback tiling. Plumbing for an automatic washing machine. Potterton gas boiler. Central heating radiator. Space to accommodate a dining table and chairs.

First Floor Landing

uPVC double glazed window to the side elevation. Loft access to the ceiling.

Bathroom

6' 0" x 6' 5" (1.826m x 1.951m)
A modern bathroom fitted with a white suite comprising pedestal wash basin, close coupled w.c and a panelled bath with shower and shower screen over. Part tiled walls. Tiled splashback. Down lighting. Central heating radiator. uPVC double glazed window to the rear. Electric 2 pin bathroom socket.

Bedroom One

13' 8" x 8' 9" plus door recess (4.167m x 2.662m)
uPVC double glazed window to the front elevation. Central heating radiator.

Bedroom Two

11' 1" x 9' 5" (3.373m x 2.878m)
uPVC double glazed window to the rear elevation. Central heating radiator.

Bedroom Three

9' 11" x 7' 2" (3.031m x 2.176m) maximums
uPVC double glazed window to the front elevation. Central heating radiator.

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Outside

Open plan frontage with two lawned areas separated by a footpath to the front door. Gated access to the side. The rear garden offers a lawn, patio area and flower beds. Fenced perimeter with gated access to the rear leading out to a parking area and the properties garage.

Garage

The property benefits from a brick built garage to the rear and offers an up and over door and is in a block of just two garages.

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

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

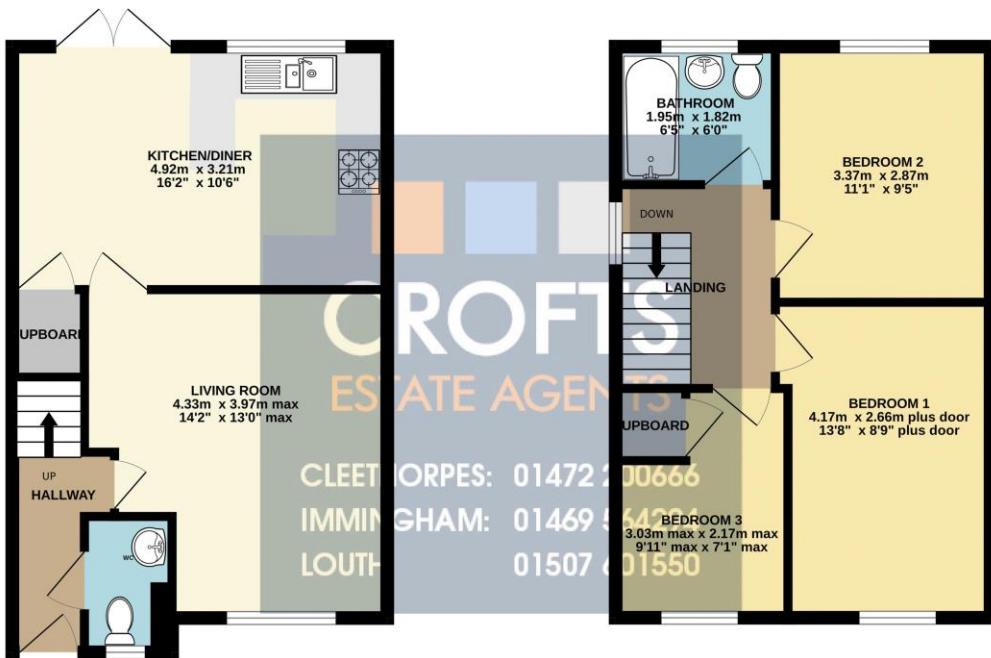
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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
37.8 sq.m. (407 sq.ft.) approx.

1ST FLOOR
37.1 sq.m. (399 sq.ft.) approx.



TOTAL FLOOR AREA: 74.9 sq.m. (806 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.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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