

# MARTIN MASLIN

12 FREYJA CROFT  
SCARTHOTOP  
GRIMSBY  
NORTH EAST LINCOLNSHIRE  
DN33 3RN



Situated in this pleasant cul-de-sac forming part of Scartho Top, an attractive semi-detached house which will capture the interest of first time buyers and investors alike, seeking a well designed home ready to move straight into. Noteworthy features include a downstairs Cloakroom, a superb uPVC Conservatory and a lovely Master Bedroom with a newly fitted En-suite Shower Room. The property is fashionably decorated and benefits from a gas central heating system, uPVC double glazing and an Alarm. Accommodation includes an Entrance Hall with staircase, a generous Lounge, a rear Lobby with Cloakroom/W.C. and a spacious and bright grey Kitchen with French doors leading onto the Conservatory which overlooks the rear garden. Upstairs there are three comfortable Bedrooms, including the Master with fitted wardrobes and En-suite Shower Room, and the Family Bathroom. The property stands in delightful south facing gardens, mainly lawned with a patio area, whilst the front is open plan with two allocated parking spaces. EPC Rating -C.

£159,950

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

## ENTRANCE

A smart front door gives access to the Entrance Hall.

## ENTRANCE HALL

The staircase leads to the first floor and there is a radiator.

## LOUNGE

4.29m (14'1") x 3.66m (12'0")

A fashionably decorate room, with a radiator and a uPVC double glazed front window.

## INNER HALLWAY

With a radiator and a part glazed exterior door onto the garden.

## CLOAKROOM

A useful cloakroom with close couple w.c, slimline pedestal wash hand basin, a radiator and an extractor fan.

## KITCHEN

4.67m (15'4") x 2.67m (8'9")

A bright and well fitted kitchen with a range of modern grey painted cabinets with complementary beech veneer worksurfaces. Incorporating a matching grey Blanco sink with mixer taps and tiled splashback. Built in appliances include a four ring gas hob, with a pull out cookerhood and extractor fan, a single fan assisted oven and grill, plumbing for an automatic washing machine and space for a fridge freezer. The kitchen has space for freestanding furniture with a radiator and a smart tile effect vinyl floor. There is a uPVC double glazed window overlooking the rear garden, whilst French double glazed doors open onto the Conservatory.

## CONSERVATORY

3.48m (11'5") x 2.49m (8'2")

Built on a brick base, this delightful conservatory overlooks the rear garden and features a ceiling fan light, laminate flooring and French double glazed doors giving views and access onto the rear garden.

## FIRST FLOOR

### LANDING

With a uPVC double glazed side window allowing natural light. The landing has a radiator and an airing cupboard housing the hot water cylinder and there is access to a part boarded loft space.

### BEDROOM ONE

3.17m (10'5") x 2.74m (9'0") to front of wardrobes

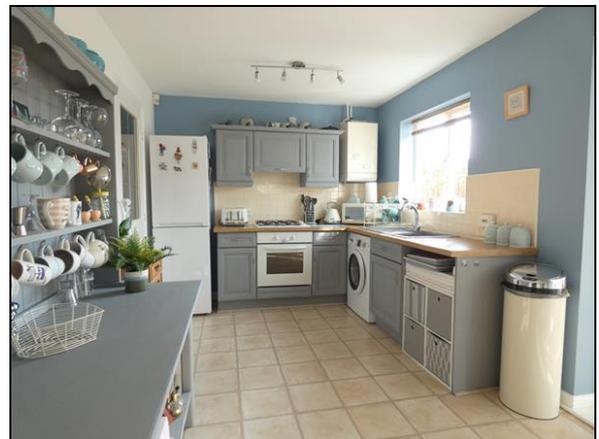
A lovely bright and relaxing bedroom featuring an accent adorned wall with built in wardrobes along one wall, a radiator and a uPVC double glazed window overlooking the rear garden.



LOUNGE



LOUNGE



KITCHEN



### EN-SUITE SHOWER ROOM

A newly refurbished shower room with tiles complemented by chrome edging. Comprising close couple w.c, a vanity unit with offset sink unit with pillar style taps and a quadrant shower cubicle with shower unit including drencher head and handrail. It has a chrome heated towel rail, an extractor fan and a uPVC double glazed rear window.

### BEDROOM TWO

3.07m (10'1") x 1.85m (6'1")

A comfortable bedroom with a deep wardrobe, fitted with a sliding door. It has a radiator and a uPVC double glazed front window.

### BEDROOM THREE

2.06m (6'9") x 1.83m (6'0")

A small bedroom/box room with a useful built in over stairs storage cupboard, a radiator and a uPVC double glazed front window.

### FAMILY BATHROOM

2.34m (7'8") x 1.45m (4'9")

Partly tiled with a cream coloured suite comprising:- close couple w.c, pedestal wash hand basin and a panelled bath. It has a radiator and double glazed window to the side.

### OUTSIDE

Without doubt the rear garden forms one of the main attractions of this property, enjoying a valuable southerly aspect with its pleasant patio area leading directly off the conservatory. There is a shaped lawn, well stocked with plants and shrubs, gravelled borders and a timber shed in the corner. The gardens are screened by fencing, ensuring privacy for the present owners.

The front garden has an open plan aspect, with mature shrubs, front lawn and allocated parking for two vehicles.

### SERVICES

Mains gas, water, electricity and drainage are connected. Broadband speeds and availability can be assessed via <https://checker.ofcom.org.uk>

### CENTRAL HEATING

Comprises radiators detail above connected to the Ideal classic gas central heating boiler located in the Kitchen.

### DOUBLE GLAZING

The property has the benefit of uPVC double glazing.

### LOCAL AUTHORITY

North East Lincolnshire Council.

### COUNCIL TAX

Our enquires of the Local Authority indicate the property to be in Council Tax Band - B.



CONSERVATORY



BEDROOM ONE



EN-SUITE SHOWER ROOM



BEDROOM TWO

## TENURE

Freehold - subject to Solicitor's verification.

## VIEWING

Highly recommended through the Agent's on Grimsby 311000.

## LOCATION AND AMENITIES

Freja Croft can be found on Scartho top, a small cul-de-sac leading just off Asgard Way which in turn leads off Wren Crescent.



BEDROOM THREE



FAMILY BATHROOM



OUTSIDE



OUTSIDE

**SERVICES:** The services to, and the fittings and appliances within, this property have not been tested and no guarantee can be given as to their condition or suitability for their purpose.

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The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property.

Please contact the office before viewing the property. If there is any point which is of particular importance to you we will be pleased to check the information for you and to confirm that the property

remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified.



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