



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



Grimsby Road
Louth
LN11 0EA

Offers in the Region Of
£238,000

This attractive, bay fronted, traditional semi-detached house is located at the top end of Grimsby Road and within easy access to local schools and the historic town centre. Offered with no chain, this ideal family home offers an entrance hall with a stunning Oak staircase, spacious lounge opening to the dining room/area, fitted kitchen and WC. To the first floor there are three bedrooms and the bathroom. uPVC double glazed and gas centrally heated. Externally there are gardens to the front and rear with a detached garage and off road parking on the driveway for three vehicles.

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 :

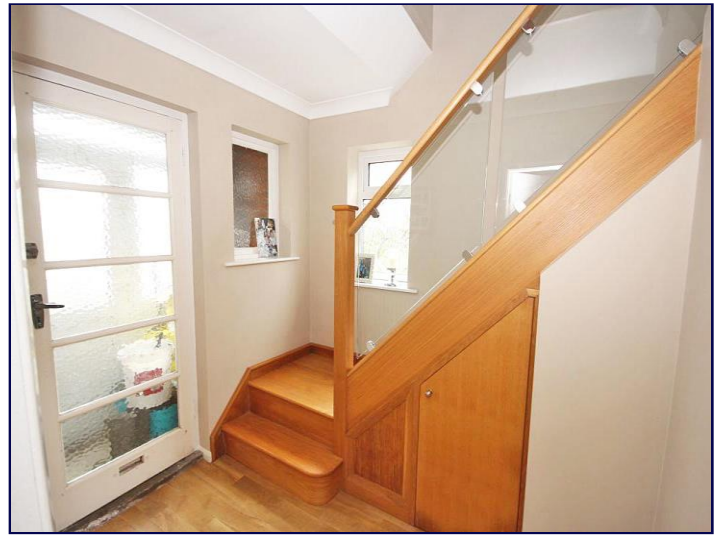
Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk



Entrance Hall

Entering the property through the entrance porch reveals a window to the side elevation, a radiator, vinyl flooring and a superb Oak staircase with glass and LED lighting.

WC

With an opaque window to the side elevation, a radiator and vinyl flooring. There is also a WC.

Lounge

14' 10" x 12' 2" (4.52m x 3.72m)

The lounge has a bay window to the front elevation, coving to the ceiling, a radiator and a carpeted floor. There is also a feature fire place. Opens to:

Dining Room

8' 2" x 9' 3" (2.48m x 2.83m)

Off the lounge the dining room has French doors with a window either side to the rear elevation, coving to the ceiling, a radiator and a carpeted floor.

Kitchen

8' 1" x 10' 8" (2.46m x 3.24m)

The kitchen has a window to the rear elevation, a door to the side, fitted units to base and eye level with a one and a half sink and drainer, plumbing for a washing machine and a gas hob with an extractor over and an electric oven.

First Floor Landing

With a window to the side elevation and a carpeted floor.

Bedroom One

11' 11" x 12' 1" (3.64m x 3.69m)

Bedroom one has a bay window to the front elevation, coving to the ceiling, a radiator and a carpeted floor.

Bedroom Two

11' 0" x 12' 2" (3.36m x 3.70m)

Bedroom two has a window to the rear elevation, coving to the ceiling, a radiator and a carpeted floor.

Bedroom Three

6' 7" x 8' 0" (2.00m x 2.43m)

Bedroom three has a window to the front elevation, coving to the ceiling, a radiator and a carpeted floor.

Bathroom

8' 3" x 7' 11" (2.51m x 2.41m)

The bathroom has an opaque window to the rear elevation, access to the loft, a heated towel rail and vinyl flooring. There is also a white suite with a WC, basin and bath with a glass screen and a mains shower. There is also a storage cupboard.

Garage

With double doors to the front and a window to the side.

Outside

The front garden has a lawn, perimeter walls, hedging and a tree. A driveway provides off road parking for numerous vehicles. The rear garden has a further lawn, a patio area and conifers.

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

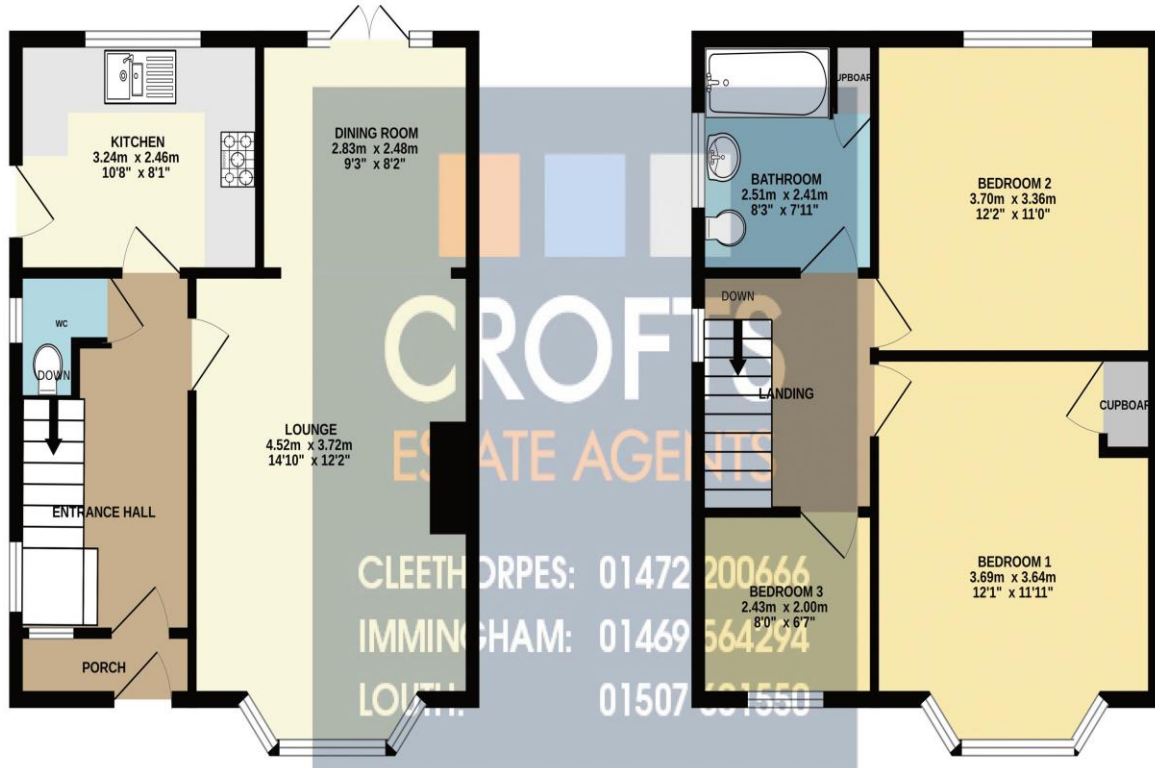
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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



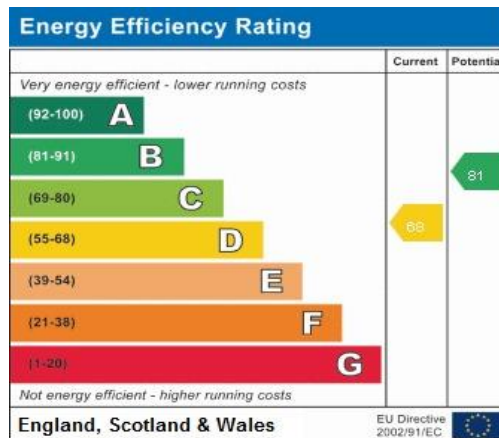
GROUND FLOOR
42.8 sq.m. (461 sq.ft.) approx.

1ST FLOOR
43.4 sq.m. (467 sq.ft.) approx.



TOTAL FLOOR AREA: 86.3 sq.m. (928 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 ©2023



DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS Although we have taken great care to insure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. In particular any information provided in respect of tenure, council tax, rateable values etc has been given in good faith and whilst believed to be correct, may be subject to amendment. Any references to the condition, use or appearance of the property are made for guidance only, and no warranties are given or implied by this information. It is not Crofts policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquires, in order to ensure that any necessary consents have been obtained. All measurements are approximate and are for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purpose only, and are not for any other use but guidance & illustration. Crofts have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore verify that they are in working order, or fit for their intended purpose. These details do not form any part of any contract, and unless specifically stated otherwise, furnishings and contents are not included within this sale.