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



11 Pinfold Lane
Stallingborough
Grimsby
DN41 8AB

Offers in the Region Of
£225,000

Crofts Estate Agents are delighted to bring to the market and being sold with NO FORWARD CHAIN this beautifully presented three bed detached house, located within a desirable part of Stallingborough. Pinfold Lane, which is located off Church Lane, is a quiet residential area which rarely becomes available. Deceptively spacious throughout, this lovely property benefits from a handful of local amenities, ample off road parking and is only a short drive to Immingham, Grimsby and Cleethorpes. Internal viewing is essential and will reveal the open plan lounge-diner, kitchen, conservatory bedroom three and family bathroom. Heading to the first floor, there are two excellent size bedrooms, both with built in wardrobes and an en-suite to the master bedroom. Externally, there are well manicured gardens to the front and rear, with ample off road parking to the front.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

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Lounge/Diner

11' 2" x 30' 7" (3.40m x 9.31m)

Open planned and decorated to a modern standard is this spacious lounge diner. The room benefits from an electric fire with brick surround, coving to the ceiling, radiator, uPVC window to the front elevation and beautiful Canadian Maple wood flooring.

Kitchen

9' 11" x 11' 11" (3.02m x 3.63m)

This fully fitted kitchen boasts ample storage through base and wall mounted gloss units, range cooker with gas hob and extractor above, sink with drainer, vinyl flooring, tiled walls and uPVC stable door. There is also a range of integral appliances including dishwasher, fridge and freezer.

Conservatory

9' 7" x 9' 8" (2.92m x 2.94m)

Located to the rear of the property is the conservatory, which is a handy extension, providing space to relax with the patio doors open on a warm summers day.

Bedroom 1

13' 6" x 14' 10" (4.11m x 4.52m)

The master bedroom, which is located on the first floor and benefits from carpeted flooring, tasteful decor, radiator, en-suite, uPVC window and built in wardrobes with plenty of hanging space.

En-suite

The en-suite which serves the master bedroom benefits from a shower, WC, basin tiled walls and solid wood flooring.

Bedroom 2

12' 0" x 13' 6" (3.65m x 4.11m)

Bedroom two briefly comprises of carpeted flooring, radiator, built in wardrobes and uPVC window to the rear elevation.

Bedroom 3

9' 4" x 11' 7" (2.84m x 3.53m)

Bedroom three, which is also a double size room benefits from laminate flooring, radiator, coving, modern decor with feature wall and uPVC window.

Bathroom

6' 1" x 7' 1" (1.85m x 2.16m)

Situated on the ground floor, this modern bathroom suite, comprises of a bath with overhead shower, basin and WC. There is also tiled walls, gorgeous Canadian Maple wood flooring and uPVC window to the side.

Externally

Similar to the internal aspects, this property has been lovingly looked after boasting instant kerb appeal from the moment your pull up to this home. The front is low maintenance with paved driveway to the front and side, creating ample off road parking. The rear garden has been well manicured and offers a mixture of laid to lawn and patio area. The ideal sun trap and the perfect place to entertain guests or enjoy al-fresco dining. Fencing around the perimeter also provides a degree of privacy.



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 and 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



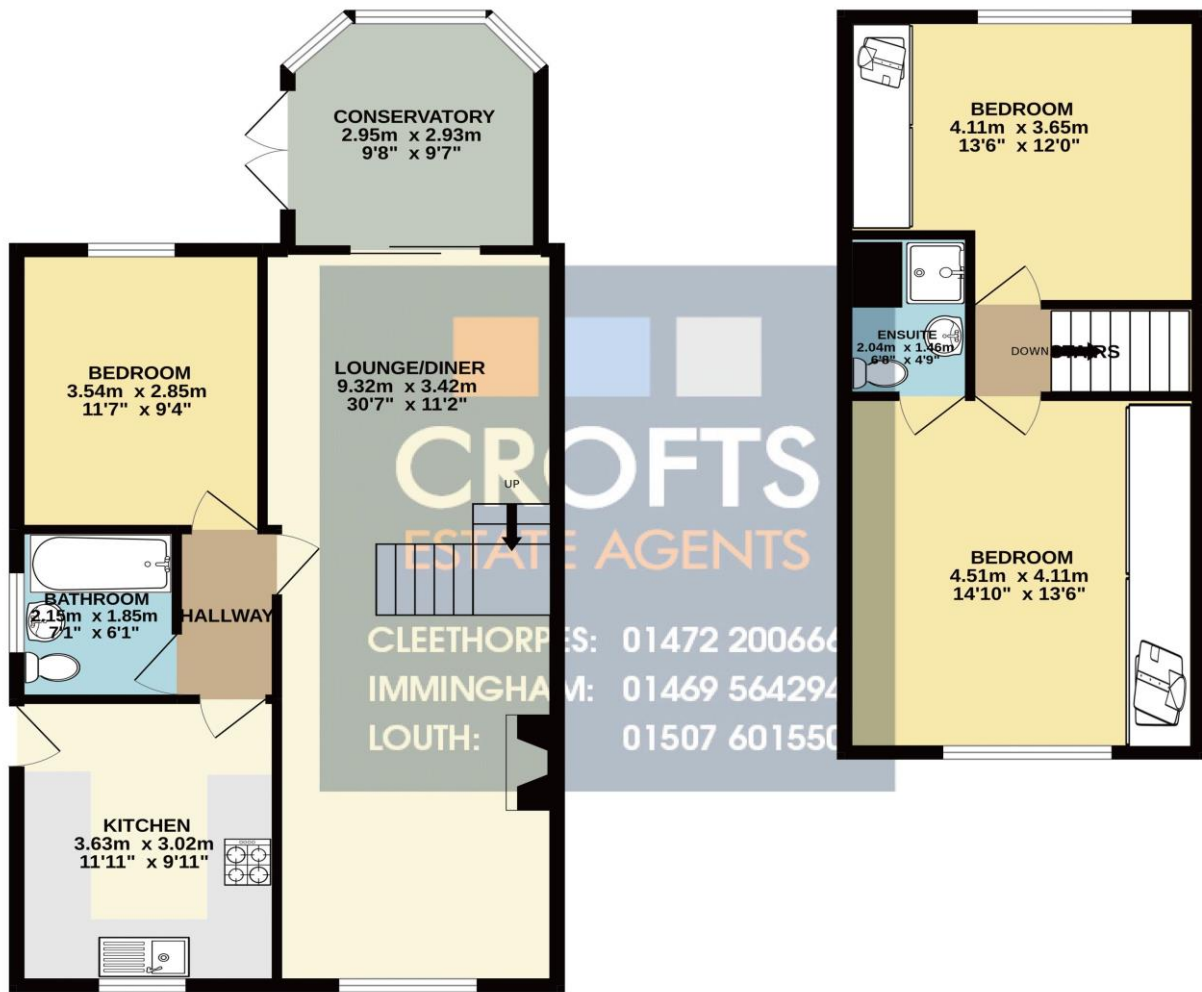


OPEN 7 DAYS A WEEK

Monday to Thursday	9am to 5.30pm (Tuesday opening 9.30am)
Friday	9am to 6.00pm
Saturday	9am to 3.00pm
Sunday	11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR
66.0 sq.m. (711 sq.ft.) approx.

1ST FLOOR
37.9 sq.m. (408 sq.ft.) approx.



TOTAL FLOOR AREA : 103.9 sq.m. (1118 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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