



CROFTS ESTATE AGENTS

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



Carr Lane

Grimsby
DN32 8JP

£149,950

We are pleased to be able to offer to the market this three bedroom semi-detached family home found within this popular location and is offered for sale with no forward chain on the vendors side. The property benefits from gas central heating and uPVC double glazing and briefly comprises of hallway, cloakroom, lounge, dining room, kitchen, landing, shower room and three bedrooms. Front and rear gardens, driveway and detached storage garage. Viewing is highly advised and is strictly through the agent only please.

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Entrance Porch

2' 2" x 6' 4" (0.666m x 1.924m)

uPVC double glazed windows to the front and side elevations along with an entry door to the front. Inner uPVC double glazed door through to the hallway.

Hallway

13' 7" x 6' 6" (4.134m x 1.977m)

Offering staircase to the first floor accommodation with small storage space and a w.c beneath. Central heating radiator. Coving to the ceiling and dado rail to the walls.

Cloakroom

5' 10" x 2' 11" (1.783m x 0.881m)

uPVC double glazed window to the side elevation. Fitted with a close coupled w.c and wall mounted wash hand basin. Wall mounted Ideal gas boiler.

Lounge

10' 1" x 12' 0" (3.071m x 3.661m)

uPVC double glazed bow window to the front elevation. Central heating radiator. Dado rail to the walls. Electric fire and surround. Glass partition with sliding doors through to the sitting/dining room.

Dining/Sitting Room

16' 2" x 11' 4" (4.93m x 3.449m) maximums

Two uPVC double glazed windows and a French door to the rear elevation. Gas fire with surround. Central heating radiator. Dado rail to the walls.

Kitchen

12' 9" x 7' 1" minimum (3.883m x 2.165m)

The kitchen offers a range of wall and base units with roll edged work surfacing with inset one and a half sink and drainer. Splashback tiling. Integrated oven and four ring gas hob with extractor over. Plumbing for a washing machine. Space to accommodate a larger fridge freezer. uPVC double glazed window to the rear and side elevation. uPVC double glazed door through to the conservatory.

Conservatory

8' 3" x 8' 6" (2.508m x 2.586m)

Central heating radiator. uPVC double glazed windows to three aspects. Entry door to the side elevation.

First Floor Landing

Window to the side elevation.

Bedroom One

10' 1" into wardrobe x 12' 2" (3.084m x 3.718m)
uPVC double glazed window to the front elevation. Central heating radiator. Fitted wardrobes with overhead storage cupboards.

Bedroom Two

12' 5" x 11' 5" into wardrobe (3.779m x 3.470m)
uPVC double glazed window to the rear elevation. Central heating radiator. Fitted wardrobes and overhead storage cupboards.

Bedroom Three

9' 1" x 7' 1" (2.774m x 2.163m)
uPVC double glazed window to the rear elevation. Central heating radiator. Fitted wardrobe and overhead storage cupboard.

Shower Room

5' 5" x 6' 3" (1.659m x 1.898m)
uPVC double glazed window to the front elevation. Fitted with a corner shower with Aqualisa shower, close coupled w.c and vanity wash hand basin. Aqua boarding to the walls. Chrome effect central heating radiator.

Outside

The property has gardens to the front and rear elevations, with the front offering the ability for off road parking. The rear garden enjoys a sunny facing aspect and offers an abundance of shrubs and plants along with a small wildlife pond. Detached garage with light and power and having up and over door.

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

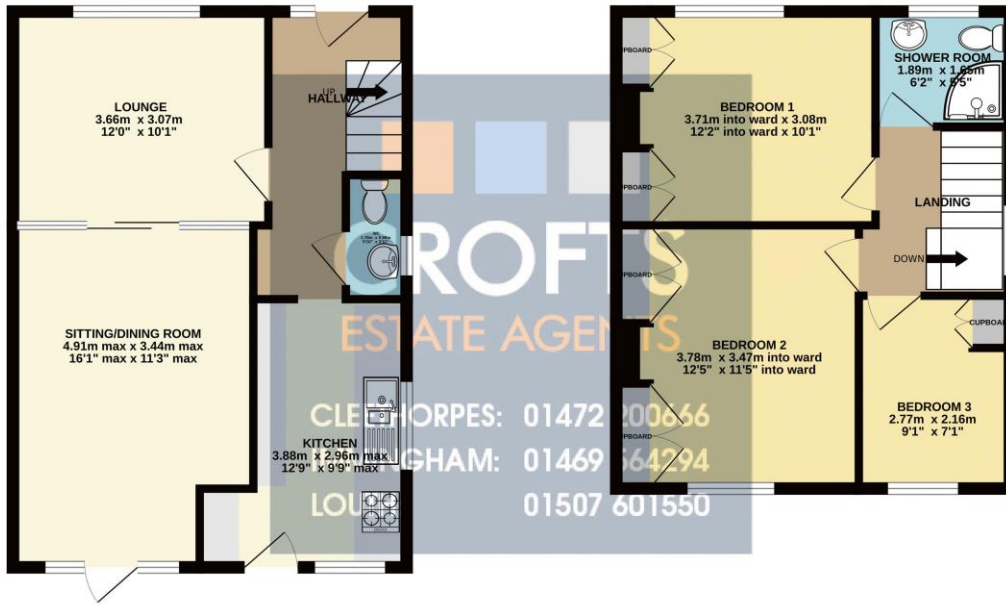
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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
44.9 sq.m. (484 sq.ft.) approx.

1ST FLOOR
38.1 sq.m. (411 sq.ft.) approx.



TOTAL FLOOR AREA: 83.1 sq.m. (894 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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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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