



# CROFTS ESTATE AGENTS

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



## Kristine Close

Grimsby  
DN32 9SD

Offers in the Region Of  
£149,950

Crofts estate agents are delighted to offer for sale this three storey mid terrace house located within a popular new residential area. Ideal for a family, this property was constructed in 2019 and therefore retains a large portion of its new build warranty. Nearby there area wide variety of local amenities and schools and internal viewing will reveal the entrance hall, lounge-diner, WC and kitchen all to the ground floor. Next there are two bedrooms and the main bathroom and a floor above reveals the master bedroom and en-suite. Outside there is off road parking to the front for numerous vehicles and a low maintenance secure garden to the rear with flower beds and the property also benefits from uPVC double glazing and gas central heating.

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#### Entrance Hall

Entering the property reveals a radiator and laminate flooring. There is also a built in cupboard.

#### Kitchen

11' 7" x 6' 9" (3.53m x 2.06m)

The kitchen has a window to the front elevation, a radiator and laminate flooring. There is also a modern range of fitted units with a one and a half sink and drainer, plumbing for a washing machine, an electric oven, gas hob and a fridge-freezer.

#### WC

4' 7" x 6' 2" (1.39m x 1.89m)

The WC has a heated towel rail, vinyl flooring, a WC and a basin.

#### Lounge

13' 4" x 11' 8" (4.06m x 3.56m)

The lounge has a window and French doors to the rear elevation, a radiator and a carpeted floor.

#### First Floor Landing

The first floor landing has a carpeted floor and built in cupboard.

#### Bedroom Two

11' 1" x 11' 8" (3.38m x 3.55m)

Bedroom three has a window to the rear elevation, a radiator and a carpeted floor.

#### Bedroom Three

11' 1" x 11' 8" (3.38m x 3.55m)

Bedroom three has two windows to the front elevation, a radiator and a carpeted floor.

#### Bathroom

6' 10" x 7' 6" (2.08m x 2.29m)

The bathroom has a heated towel rail, vinyl flooring and a modern suite with a WC, vanity basin and a bath with a glass screen and a mains shower.

#### Stairs

Carpeted stairs with a Velux window lead up to the main bedroom.

#### Bedroom One

15' 11" x 11' 8" (4.86m x 3.55m)

Bedroom one has a Velux window, a window and a carpeted floor.

#### En-suite

7' 1" x 4' 1" (2.16m x 1.24m)

The en-suite has a Velux window, a heated towel rail, vinyl flooring and a modern suite with a WC, basin and a shower cubicle with a mains shower.

### Outside

There is off road parking to the front and a low maintenance garden space. The rear garden is enclosed by perimeter fencing with a gate and the owner has upgraded the garden with paving and raised beds.

### 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](http://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](http://www.croftsestateagents.co.uk) seven days a week to arrange for your free valuation.

### Property Management

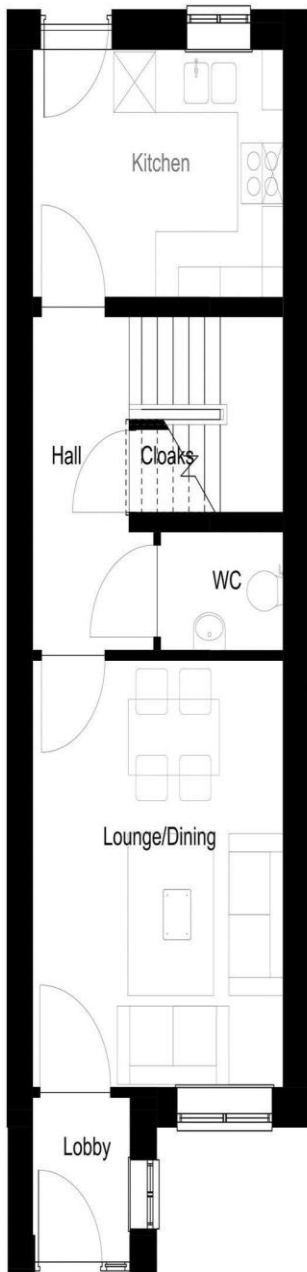
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

### Mortgage and Financial Advice

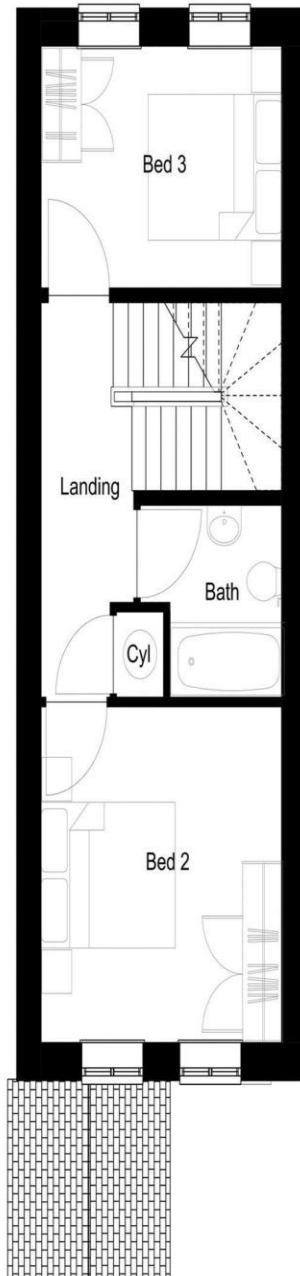
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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

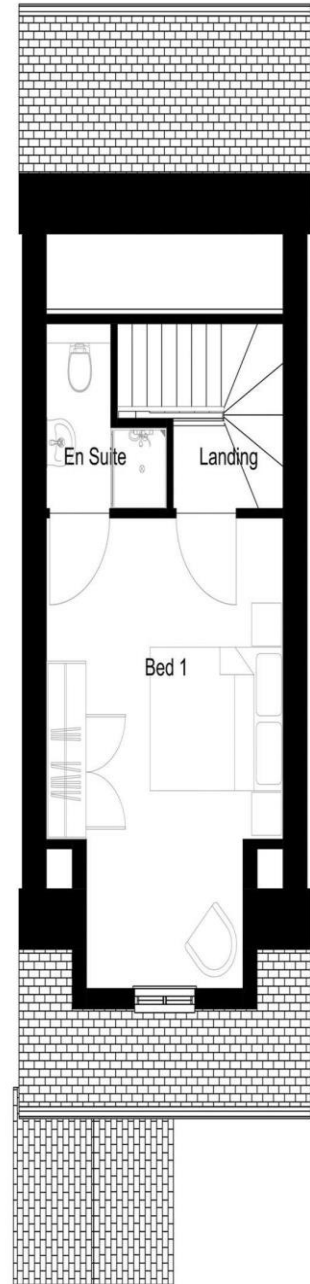




House Type E – Ground Floor Plan  
1:50



House Type E – First Floor Plan  
1:50



House Type E – Second Floor Plan  
1:50

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		96   A
81-91	B	86   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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