



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



13 Kristine Close
Grimsby
DN32 9SD

Offers in the Region Of
£139,950

Part of the very popular Cleefields development off Ladysmith Road, this gem of a TWO BEDROOM END TERRACE is tucked away towards the back of this growing estate on a quiet CUL-DE-SAC. Occupying one of the bigger plots with wider back garden and also benefiting from TWO OFF ROAD PARKING SPACES, this superb first or second time buy home still comes with part of its 10 year builders warranty. Inside the property briefly comprises entrance porch, lounge, lobby area, cloakroom, kitchen diner, stairs and spacious landing two double bedrooms and family bathroom with shower over the bath. Close to conveniences, shops and bus transport links this property is perfectly situated for access to either Cleethorpes or Grimsby Town Centres.

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 :

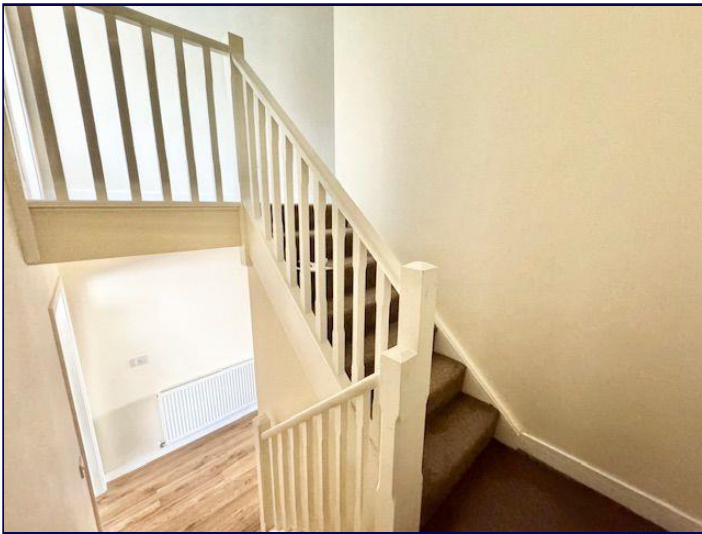
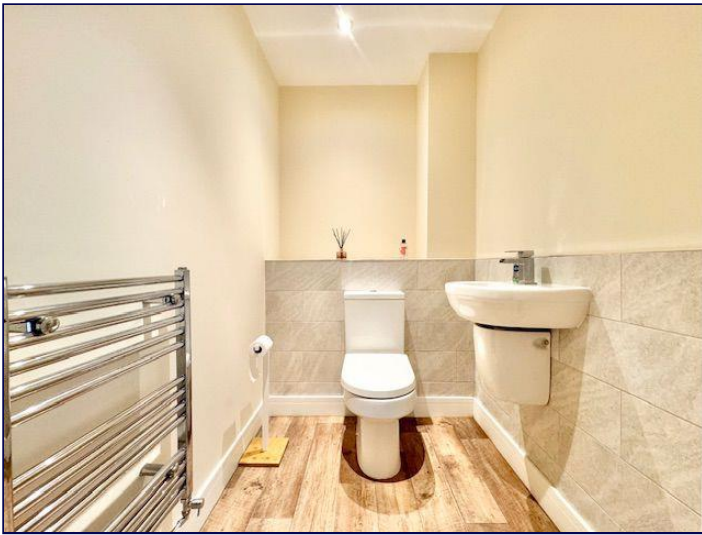
Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk



Entrance hall

4' 7" x 4' 9" (1.39m x 1.46m)

A short but useful entrance hall has uPVC door and frosted window to the front, uPVC window to the side, wood effect vinyl floor, cream decor, ceiling light and alarm.

Lounge

11' 2" x 11' 11" (3.40m x 3.63m)

A good sized lounge has cream decor, wood laminate flooring, uPVC window to the front with blind, radiator and pendant light.

Lobby

A central lobby area has storage cupboard, cream decor, wood laminate flooring, radiator and pendant light.

Cloakroom

4' 7" x 6' 3" (1.39m x 1.91m)

With white matching WC and sink, wood effect vinyl flooring, cream decor, grey tiled splash backs, two down lights, chrome towel radiator and extractor.

Kitchen diner

10' 9" x 11' 11" (3.28m x 3.63m)

A good sized kitchen diner to the back of the house has white gloss units with wood effect work top has integral appliances including gas hob with extractor over, oven grill and 60/40 fridge freezer plus space for washing machine. The room has white tiled splash

backs, wood effect vinyl floor, radiator, uPVC window and French doors to the rear with space for dining table and chairs.

Stairs and landing

The stairs return 180 degrees to a spacious landing area that has cream decor, brown carpet, storage cupboard, radiator and pendant light.

Bedroom

One

11' 2" x 11' 11" (3.40m x 3.63m)

With brown carpet, cream decor, two uPVC windows and blinds, radiator and pendant light.

Bedroom Two

8' 2" x 11' 11" (2.50m x 3.63m)

Again with brown carpet, cream decor, two uPVC windows and blinds, radiator and pendant light.

Bathroom

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

The family bathroom has three piece white suite with vanity sink and shower over bath with glass screen. The room has grey splash back tiling with cream decor, wood effect vinyl floor, grey towel radiator, four down lights and extractor.

Front garden and parking

The front garden is laid mainly to tarmac and slab paving which provides off road parking for two cars side by side. There is a gravel area to the front of the house and a shared slab path to the gate to the rear garden.

Rear garden

The rear garden has a wider plot due to the property being an end terrace. The patio area to the rear of the house was extended by the owner to create a larger area as well as having a slab path around the edge of the garden. The rear of the garden is laid to lawn with fruit trees planted to the bottom end. The garden has timber fencing to all sides plus timber gate to the side alley way.



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 B: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

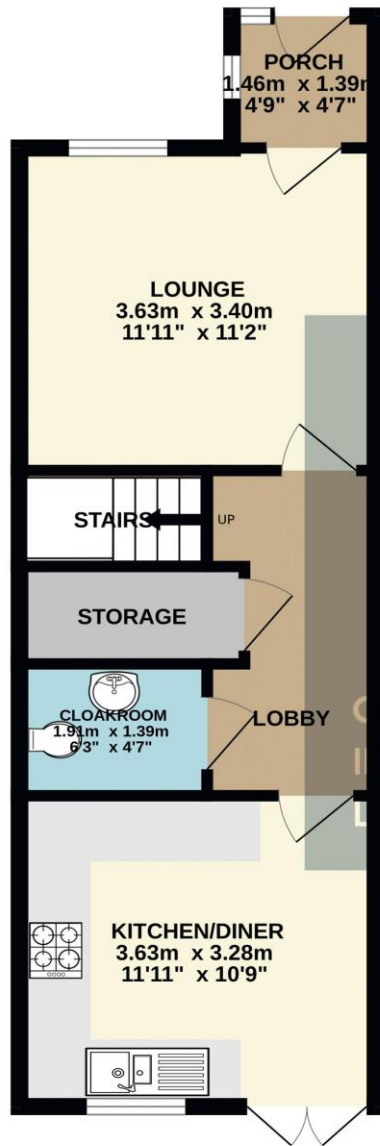




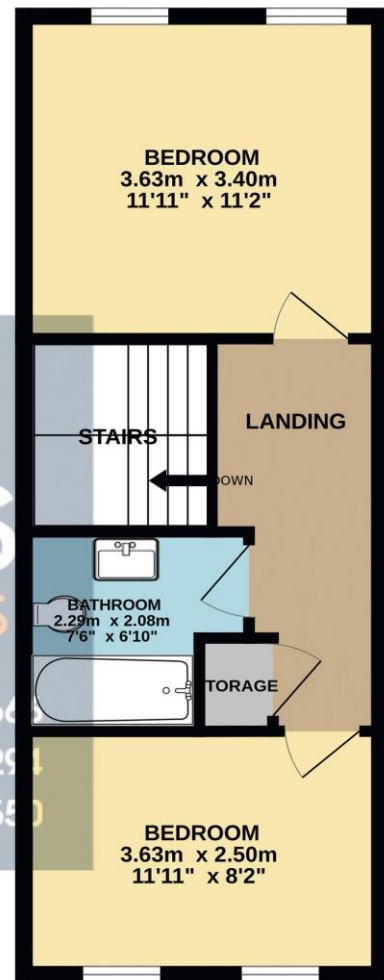
OPEN 7 DAYS A WEEK

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
38.7 sq.m. (417 sq.ft.) approx.



1ST FLOOR
36.7 sq.m. (395 sq.ft.) approx.



LEETHORPES: 01472 20060
BIRMINGHAM: 01469 56429
SOUTH: 01507 60155

TOTAL FLOOR AREA : 75.4 sq.m. (811 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, as such by any and no guarantee