



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



19 Amberley Close
Grimsby
DN33 3TJ

Offers in the Region Of
£259,950

We are delighted to bring to the market this presented and deceptively large FOUR BEDROOM DETACHED house set on a now established park of the Scartho Park development. Coming complete with walled garden DETACHED BRICK GARAGE and block paved driveway this property makes the perfect up-sizing property for the growing family. The property briefly comprises entrance hall, cloakroom, utility room, lounge, kitchen diner, sitting room, stairs and landing, four bedrooms, en suite shower room and family bathroom. The property resides on a modern development, ticking all the boxes that you would expect from a modern home and is situated close to local conveniences, parks, excellent schools and close to transport links. A must see property that you are sure to fall in love with!

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

5' 8" x 6' 6" (1.72m x 1.99m)

With uPVC frosted front door and two frosted windows the entrance has wood effect vinyl floor, cream decor, pendant light and radiator.

Cloakroom

3' 7" x 4' 10" (1.08m x 1.48m)

The cloakroom has white WC and matching sink with splash back tiling. The room has uPVC frosted window to the front, grey decor, cloudy cream vinyl floor, ceiling light, extractor and radiator.

Utility room

4' 10" x 5' 7" (1.48m x 1.69m)

The utility has a range of wood units to one side with grey worktops and splash backs over and plumbing and space for washing machine under. The room has frosted uPVC door to the side, cloudy cream floor tiles, turquoise decor, ceiling light, extractor and radiator.

Lounge

16' 2" x 10' 7" (4.94m x 3.23m)

The lounge has uPVC window to the front, grey wood effect vinyl floor, grey decor, modern white moulded fireplace with black marble inset and hearth, radiator and pendant light.

Kitchen diner

19' 3" x 11' 11" (5.86m x 3.62m)

A spacious room with ample space for large dining table, this room has wooden kitchen to one end with grey work top and splash back returns. There are integra[appliances that include gas hob with extractor over, dishwasher and oven grill with space for large American style fridge freezer. There is a cloudy cream tiled floor, two uPVC windows, radiator, neutral decor, six way light and pendant light. There is also a storage cupboard under the stairs.

Sitting room

8' 8" x 10' 8" (2.63m x 3.24m)

Another reception room can have a variety of uses and has white decor, grey wood effect vinyl floor, uPVC door and windows radiator and pendant light.

Stairs and landing

Brown carpet to both stairs and landing with cream decor, radiator, pendant light and loft access.

Bedroom One

13' 0" x 10' 10" (3.97m x 3.30m)

With uPVC window to the front, brown carpet, white decor, pendant light and radiator with mirrored sliding wardrobes to one wall.

En suite

6' 6" x 5' 7" (1.97m x 1.70m)

The en suite has shower cubicle, white WC and matching white vanity sink, frosted uPVC window, cloudy white vinyl floor, extractor, ceiling light, radiator, blue decor and shaver point.,

Bedroom Two

14' 2" x 8' 10" (4.31m x 2.68m)

A good sized room with uPVC window to the front, brown carpet, white decor, radiator and pendant light.

Bedroom Three

11' 1" x 8' 3" (3.37m x 2.52m)

A third double room has uPVC window to the rear, brown carpet, white decor, radiator and pendant light.

Bedroom Four

11' 0" x 7' 6" (3.35m x 2.29m)

The fourth bedroom has brown carpet, grey decor, uPVC window to the rear with blind, radiator and pendant light

Family Bathroom

5' 7" x 6' 8" (1.69m x 2.04m)

The bathroom has white three piece bathroom suite with white splash back tiling, frosted uPVC window, black and white chequered vinyl floor, white decor, extractor, ceiling light and radiator.

Front and side garden

The front and side are both neatly presented and have blue slate border to the front with short path to covered porch and front door. There is a timber gate to the side which leads to the rear garden with gravel beds to the side of the fence and wall which is to the side.

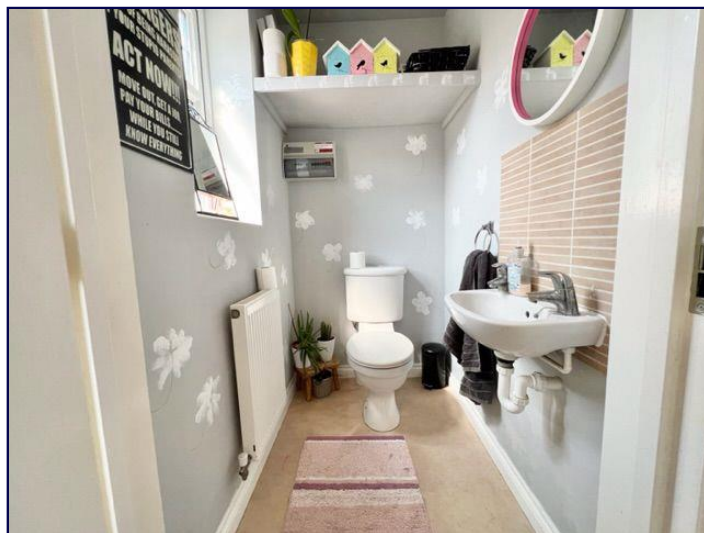
Rear garden

The walled garden enjoys the late sunshine and is mainly laid to grass with slab paths to the gates and slab patio area. Well stocked and neatly presented soil borders sit to the edge of the gate along with timber shed and further blue slate hard standing.

Garage and driveway

16' 9" x 8' 10" (5.11m x 2.68m)

A detached brick built single garage has up and over metal door with block paved open fronted driveway in front of it for one car.



Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation.
All interested parties are advised to make their own enquiries.

Services

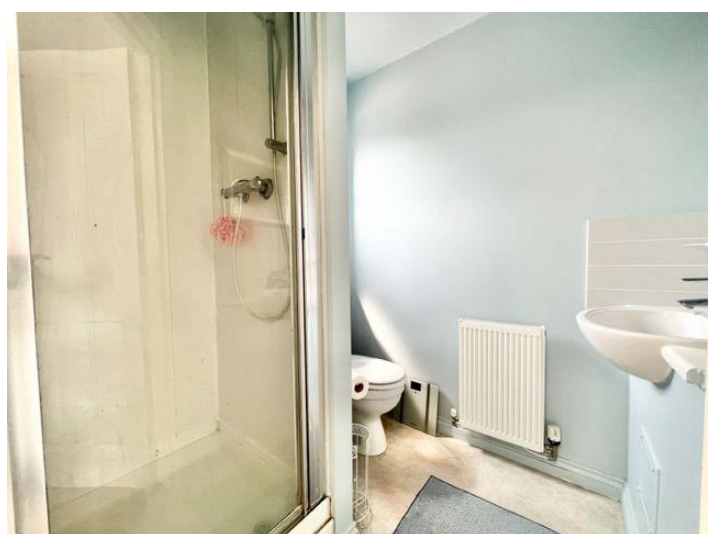
All mains services are understood to be connected, however
Crofts have not inspected or tested any of the services or service
installations & purchasers should rely on their own survey.

Viewings

Please contact the relevant marketing office and all viewings are
strictly by appointment only please.

Council Tax Information

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



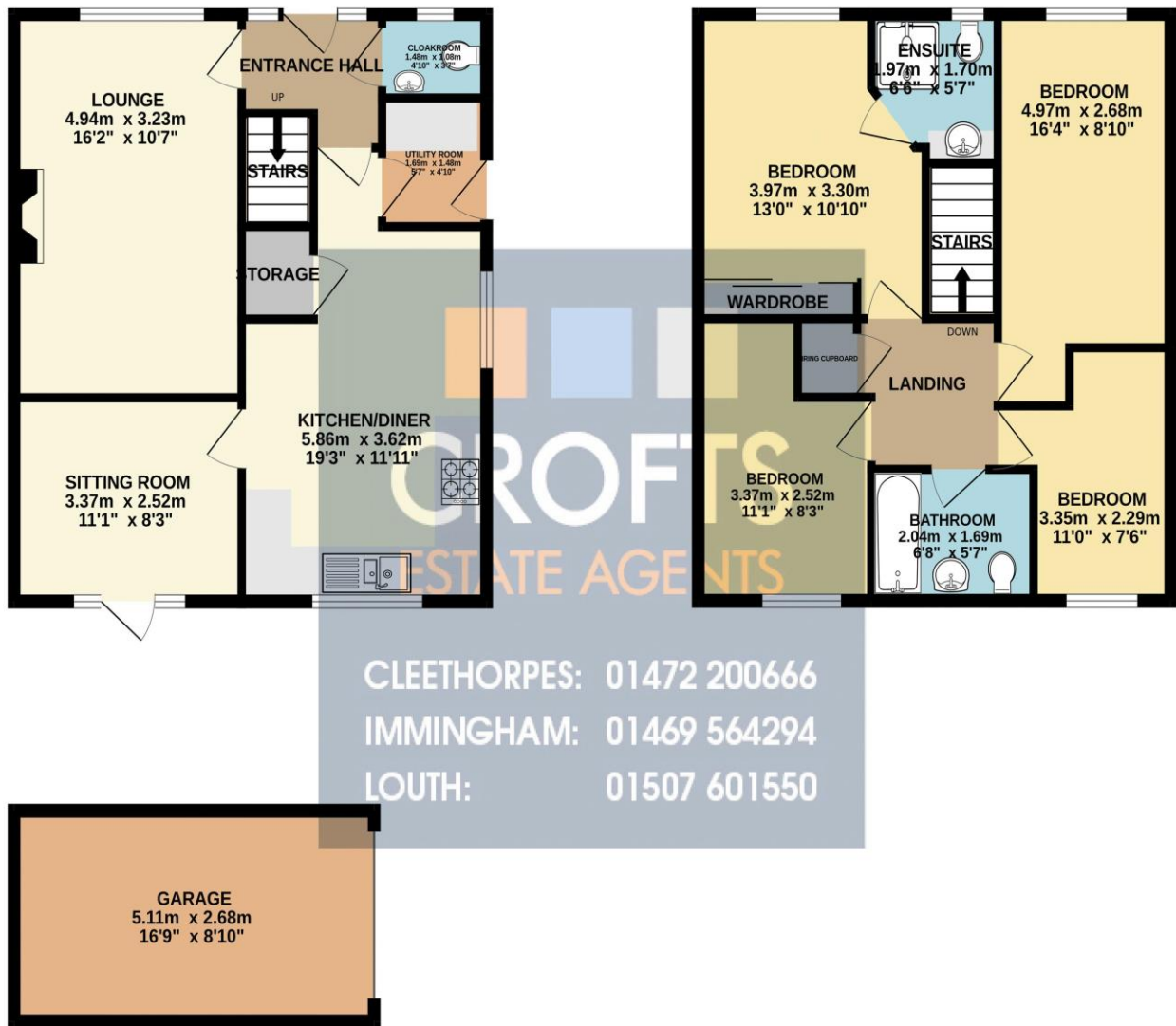


OPEN 7 DAYS A WEEK

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
64.1 sq.m. (690 sq.ft.) approx.

1ST FLOOR
50.7 sq.m. (545 sq.ft.) approx.



CLEETHORPES: 01472 200666
IMMINGHAM: 01469 564294
LOUTH: 01507 601550

TOTAL FLOOR AREA: 114.8 sq.m. (1236 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.