



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

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



1B Briar Lane
Grimsby
DN33 3LS

Offers in the Region Of
£299,995

Crofts estate agents are delighted to offer for sale this substantial and extended family home located within the village of Scartho. Having the benefit of FIVE bedrooms this property is ideal for the modern family with plenty of living spaces also. Nearby there are a wide variety of local amenities and schools and internal viewing will reveal the entrance hall, lounge, dining room, kitchen, conservatory, utility, WC and a section of the garage that has been converted into a room. There are also five bedrooms, a bathroom and en-suite. Externally there are gardens to the front and rear with a driveway and the property also benefits from uPVC double glazing and gas central heating.

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 :

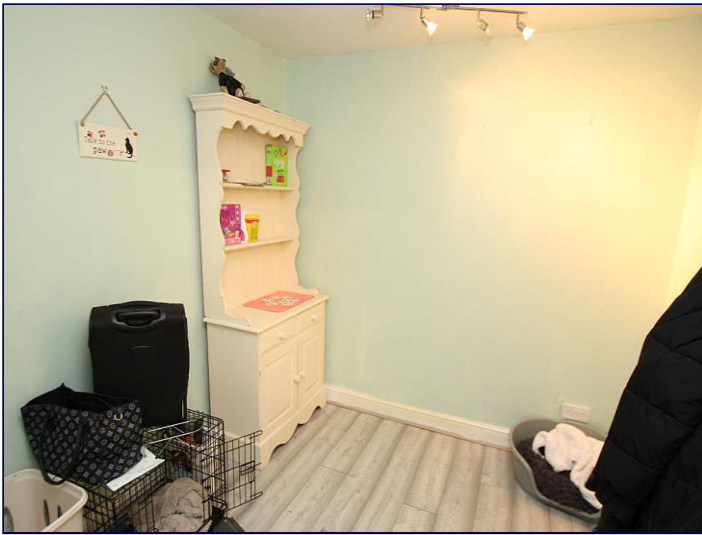
Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk



Hallway

Entrance door to the front elevation. Central heating radiator. Staircase to the first floor.

Living Room

14' 2" x 10' 11" (4.32m x 3.32m)
uPVC double glazed window to the front. Central heating radiator. coving to the ceiling.

Dining Room

10' 1" x 9' 10" (3.08m x 3m)
Coving to the ceiling. Central heating radiator. uPVC double glazed French door with adjoining glazed panel to the rear.

Sunroom

9' 10" x 16' 5" (3m x 5m)
uPVC double glazed windows and doors to the garden. Central heating radiator.

Kitchen

11' 4" x 12' 0" (3.45m x 3.67m)
Equipped with a range of wall and base units with contrasting work surfacing with inset one and a half sink and drainer. Integrated eye level oven and a four ring gas hob with chimney extractor over. Plumbing for a dishwasher. Splashback tiling. Central heating radiator.

Utility room

7' 7" x 4' 4" (2.30m x 1.32m)
uPVC double glazed window to the rear and entry door to the side. Plumbed and space for washing machine and dryer.

Cloakroom

Equipped with a w.c. and having window.

Reception Room (Office)

8' 6" x 8' 6" (2.60m x 2.60m)
Formerly part of the garage, a versatile space that be used as a home office, playroom or laundry room.

First Floor Landing

Storage cupboard.

Bathroom

6' 7" x 5' 6" (2m x 1.67m)
Fitted with a p-shaped bath with screen and shower over, close coupled w.c and pedestal wash hand basin. Tiling to the walls. Central heating radiator. uPVC double glazed window.

Bedroom One

12' 3" x 13' 5" (3.73m x 4.08m)
uPVC double glazed window. Fitted wardrobes. Central heating radiator.

Ensuite to Bed One

5' 7" x 5' 3" (1.70m x 1.60m)

uPVC double glazed window. Fitted with a vanity wash hand basin, w.c and shower cubicle.

Bedroom Two

14' 2" x 8' 6" (4.32m x 2.60m)

Central heating radiator. uPVC double glazed window. Laminate flooring.

Bedroom Three

8' 2" x 10' 6" (2.50m x 3.20m)

uPVC double glazed window to the rear. Central heating radiator.

Bedroom Four

10' 4" x 8' 6" (3.16m x 2.60m)

uPVC double glazed window and having central heating radiator.

Bedroom Five

8' 2" x 7' 9" (2.50m x 2.35m)

uPVC double glazed and having central heating radiator.

Outside

Front garden with lawn and block paved driveway for two cars. Remainder of the garage with up and over door and creating useful storage space. The rear garden has artificial lawn and a large timber garden room / store running across the back with light and power and space to accommodate a hot tub or similar.

Tenure

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

Services

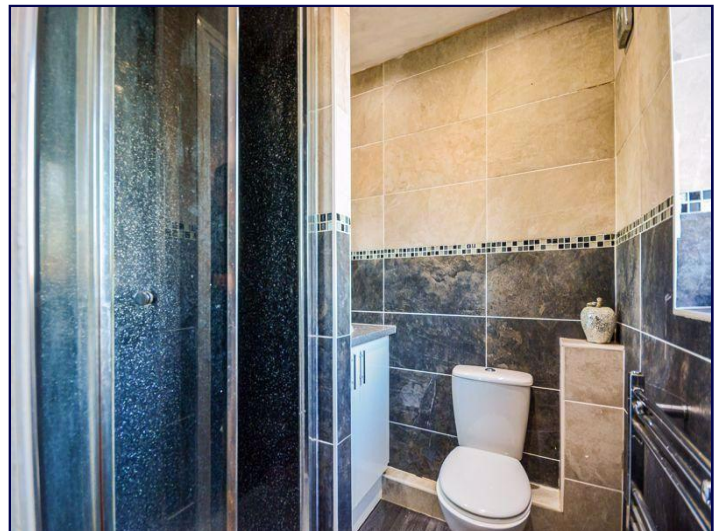
All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Viewings

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

Council Tax Information

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



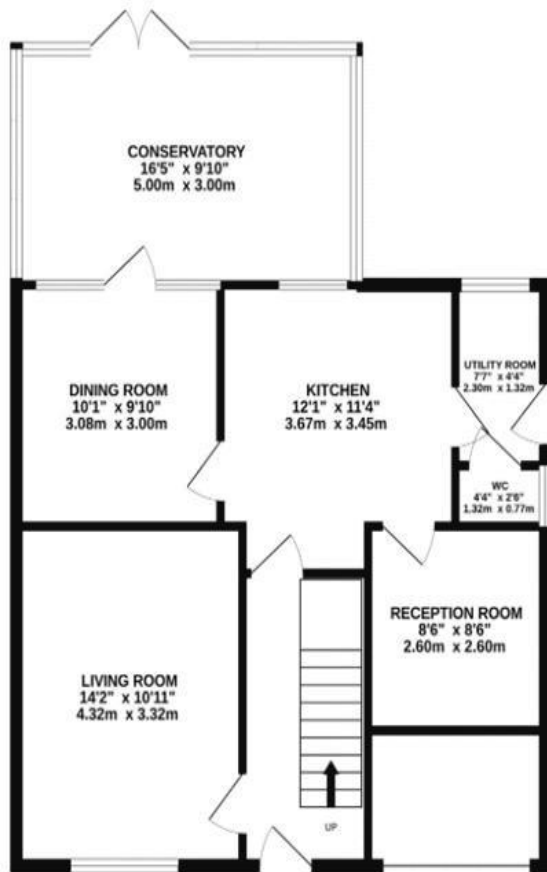




OPEN 7 DAYS A WEEK

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
780 sq.ft. (72.5 sq.m.) approx.



1ST FLOOR
626 sq.ft. (58.2 sq.m.) approx.

