



CROFTS ESTATE AGENTS

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CLEETHORPES
01472 200666

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



Springway Crescent

Grimsby
DN34 4BN

Offers in the Region Of
£168,000

Crofts Estate Agents are pleased to offer to the market this exceptional FOUR BEDROOM semi detached house to the market. Set on a Cul-de-sac location on a superior plot, this extended property benefits from extra space on both the ground and first floor levels. The stylishly decorated family home briefly comprises entrance porch and hall, spacious lounge, dining room, breakfast kitchen, study, cloakroom / utility room with stairs and landing to first floor which has four bedrooms and family bathroom with shower over. Outside the property offers smartly presented south west facing rear gardens with decking and lawn with well presented front garden plus off road parking for two cars side by side and single detached brick garage. We feel this property is excellent value for money with the extra space internally and the extra parking and garage with viewing highly recommended to fully appreciate whats on offer.

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 :

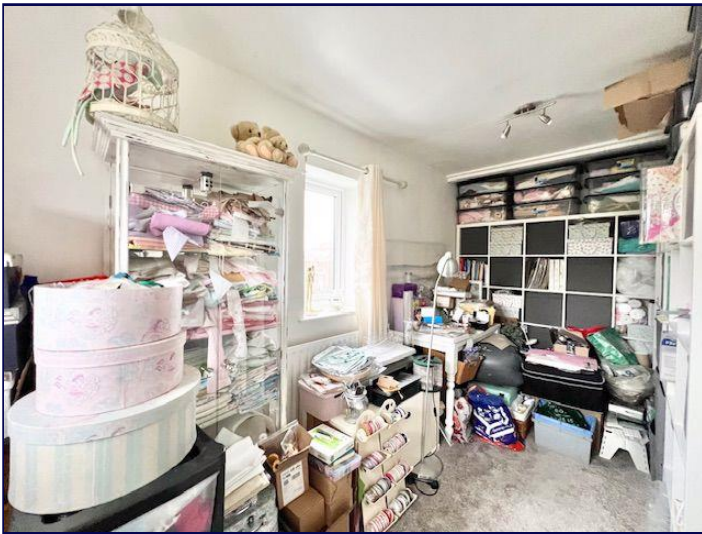
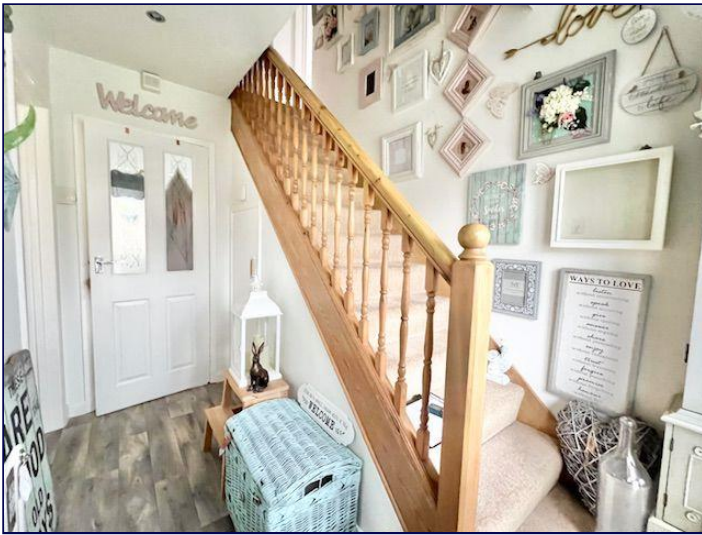
Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk



Entrance porch

2' 2" x 6' 3" (0.67m x 1.90m)

A brick built porch with wooden single glazed French doors and three windows. The area has ceiling light and carpet to front door.

Entrance hall

9' 11" x 6' 5" (3.03m x 1.96m)

The entrance has white decor, grey wood effect vinyl floor, uPVC frosted door and window to the porch, four down lights, radiator and under stairs cupboard.

Lounge

12' 6" x 13' 10" (3.80m x 4.21m)

A spacious lounge has uPVC half bay to the front, grey carpet and pale grey decor, feature wood fireplace with tiled inset and hearth, radiator, pendant light and is open plan to the dining area. There is an open fire in place with a capped gas supply to the fireplace.

Dining room

8' 10" x 10' 4" (2.68m x 3.14m)

Open plan to the lounge the dining room has uPVC window to the rear with blinds, wood effect vinyl floor, radiator, pendant light and grey decor.

Kitchen breakfast room

8' 9" x 9' 11" (2.66m x 3.03m)

The kitchen has cream high gloss wall and base units with wood effect roll top work tops and splash back returns over and sunken sink drainer. The room has space for gas cooker, white and duck egg blue decor, uPVC window and blind, four way ceiling light and space for breakfast table and chairs.

Study

11' 1" x 7' 0" (3.37m x 2.13m)

This room is flexible in what it can be used for and has grey decor, white tiled floor, frosted uPVC door to the side, radiator and ceiling light.

Cloakroom / Utility room

4' 2" x 7' 0" (1.27m x 2.14m)

The utility cloakroom has WC, worktop with plumbing and space for washing machine, uPVC frosted window to the rear, cream tiled splash backs, grey decor, white marble effect tiled floor and wall light.

Stairs and landing

The stairs and landing have biscuit colour carpet, off white decor, pendant light and loft access.

Bedroom One

9' 10" x 12' 4" (3.00m x 3.77m)

The largest bedroom to the front of the house has uPVC window, grey decor with feature wall, biscuit colour carpet, pendant light and radiator.

Bedroom Two

15' 6" x 6' 11" (4.73m x 2.10m)

The extended bedroom is the second largest and has two uPVC windows, grey carpet, neutral decor, two ceiling lights and radiator.

Bedroom Three

8' 11" x 11' 8" (2.71m x 3.56m)

The third bedroom has grey decor, biscuit carpet, uPVC window, pendant light and radiator plus built in storage cupboards.

Bedroom Four

6' 9" x 8' 0" (2.07m x 2.43m)

A small bedroom to the front has white decor, biscuit colour carpet, uPVC window to the front, pendant light and radiator.

Family bathroom

5' 4" x 6' 10" (1.63m x 2.09m)

The family bathroom has three piece white suite shower over bath with glass screen, uPVC frosted window, light brown tiled floor, neutral tiled walls, chrome towel radiator and ceiling light.

Garage

20' 3" x 10' 6" (6.16m x 3.21m)

A single detached brick garage has tiled roof, up and over metal front door, timber door and single glazed window to the side and has lighting.

Front garden and parking

The front has an open concrete driveway for two cars leading to garage with path to front door. The front garden has pathways and planted borders with brick wall across the front of the house.

Rear garden and decking

The south west facing rear garden has lawn area with planted soil borders, gravel area and raised decking area to the side of the house. The garden has 6 foot plus timber fencing to all sides with concrete across the back and down the side of the garage to the front with timber gated access to the driveway.

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.

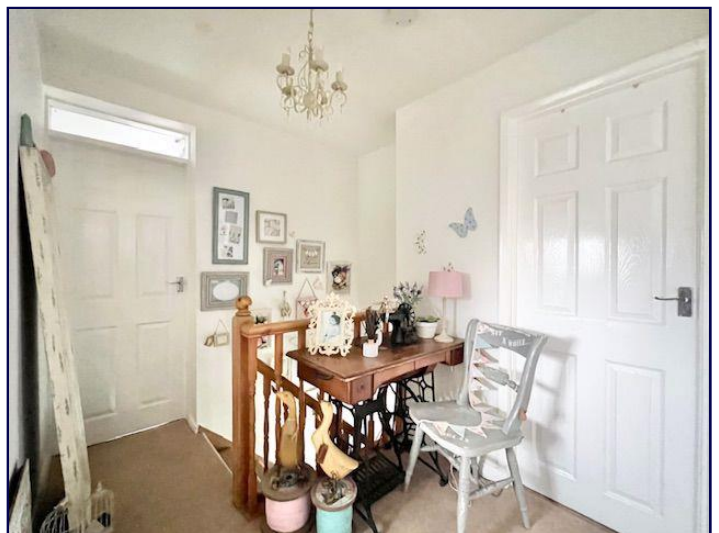
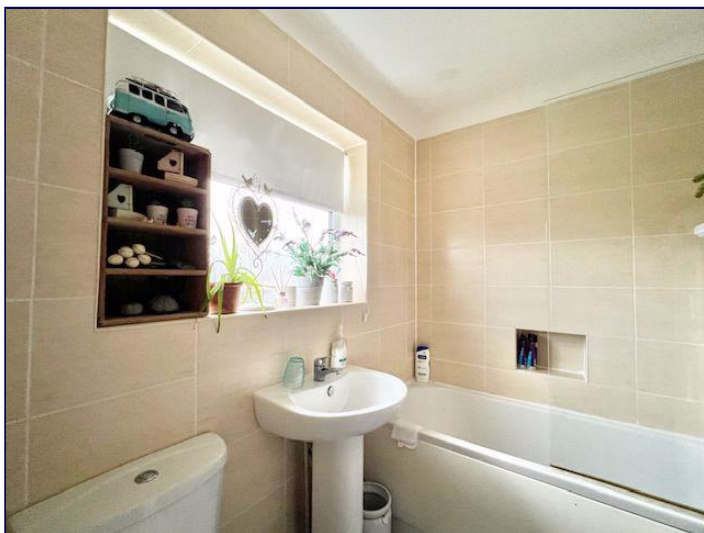
Property Management

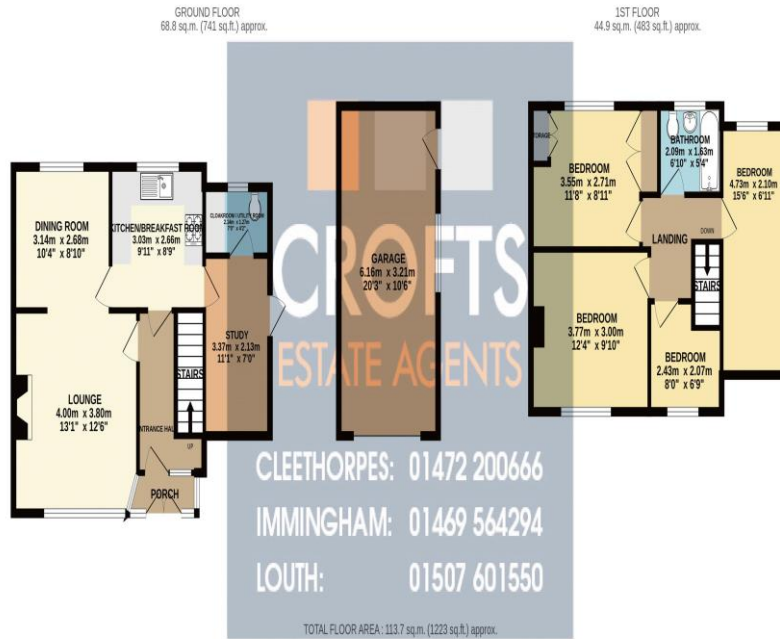
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

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.





Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		81 B
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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.