



# 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



## Kristine Close

Grimsby  
DN32 9SD

Offers in the Region Of  
£139,950

Crofts estate agents are delighted to offer for sale this mid terrace house located within a popular new residential area. Ideal for a first timer buyer or 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 lobby, lounge, WC and kitchen-diner all to the ground floor. To the first floor there are two double bedrooms and the bathroom. Outside there is off road parking to the front and a low maintenance secure garden to the rear and the property also benefits from uPVC double glazing and gas central heating.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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**Lobby**

Entering the property reveals a window to the side elevation and vinyl flooring.

**Lounge**

11' 3" x 11' 11" (3.44m x 3.63m)

The lounge has a window to the front elevation, a radiator and a carpeted floor.

**Inner Hall**

The hall has a radiator, a carpeted floor and a built in cupboard.

**WC**

4' 7" x 6' 2" (1.40m x 1.89m)

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

**Kitchen/Diner**

10' 7" x 11' 10" (3.23m x 3.61m)

The kitchen-diner has a window and French doors to the rear elevation, a radiator and vinyl flooring. There is also a modern fitted kitchen with units to base and eye level with a one and a half sink and drainer and both plumbing for a washing machine and dishwasher. There is also an electric oven and gas hob with an extractor over.

**First Floor Landing**

The first floor landing has a carpeted floor and access to the airing cupboard.

**Bedroom One**

11' 5" x 11' 11" (3.47m x 3.64m)

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

**Bedroom Two**

8' 4" x 11' 11" (2.55m x 3.64m)

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

**Bathroom**

6' 10" x 7' 6" (2.09m x 2.28m)

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

**Outside**

With off road parking to the front and low maintenance gardens to both the front and rear.

**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**

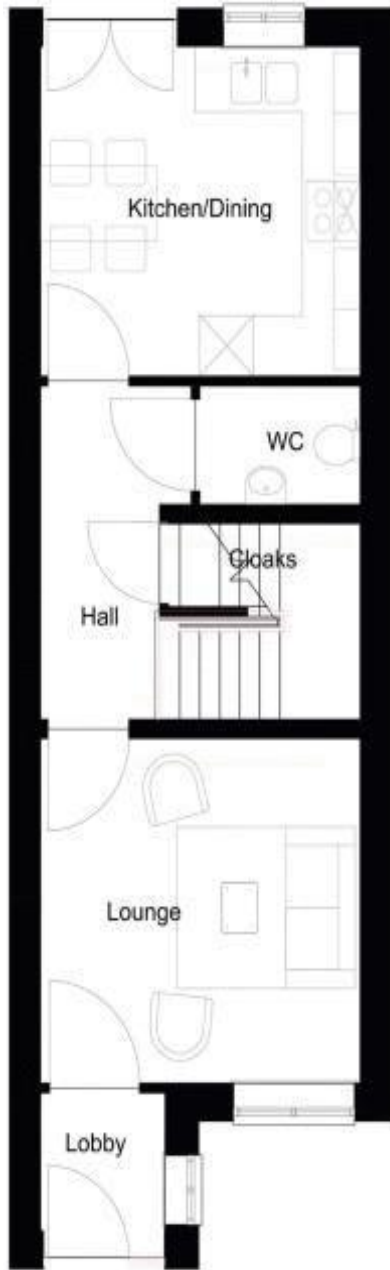
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

**Mortgage and Financial Advice**

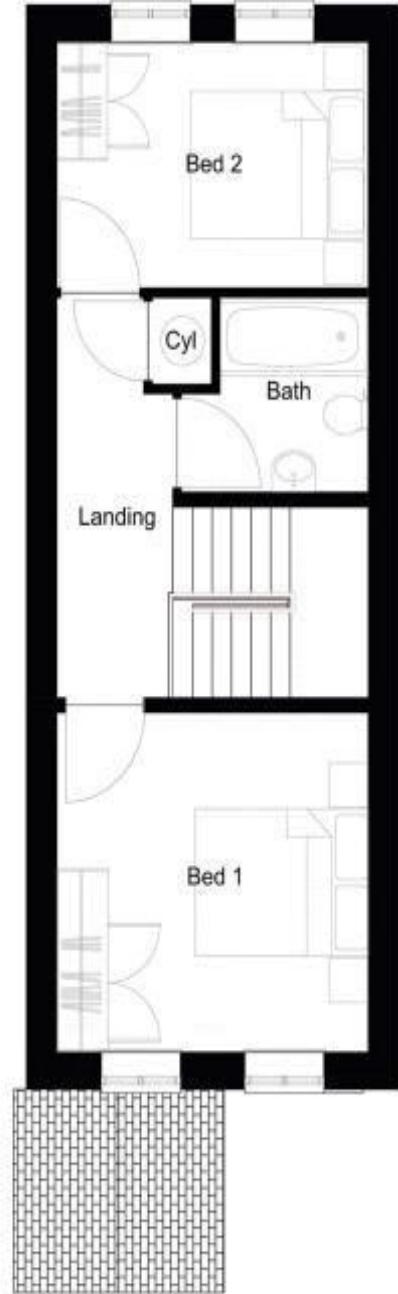
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

**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 B – Ground Floor Plan  
1:50.



House Type B – First Floor Plan  
1:50.