



# 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



## Southwold Crescent

Grimsby  
DN33 3AF

Offers in the Region Of  
£149,950

Crofts estate agents are delighted to offer for sale this spacious mid terrace property which is located within the village of Scartho. Ideal for first time buyer or young family this property comes with viewing highly advised. Nearby there are a wide variety of local amenities and schools and internal viewing will reveal the entrance hall, lounge, kitchen-diner, conservatory, three double bedrooms and the bathroom. Externally there is the ability to create off road parking to the front and the rear garden is ideal for entertaining. 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](http://www.croftsestateagents.co.uk)



**Entrance Hall**

Entering the property reveals coving to the ceiling, a radiator and laminate flooring.

**Lounge**

12' 9" x 10' 6" (3.88m x 3.21m)

The lounge has a window to the front elevation, coving to the ceiling, a radiator and laminate flooring.

**Kitchen/Diner**

17' 9" x 10' 6" (5.40m x 3.20m)

The kitchen-diner has windows and French doors to the rear, coving to the ceiling, a radiator and laminate flooring. There is also range of fitted units with a one and a half sink and drainer and plumbing for a washing machine. There is also a good space for a dining table and chairs.

**Conservatory**

10' 0" x 15' 6" (3.06m x 4.72m)

The conservatory has dual aspect windows to the rear and side elevation, a door to the rear, a radiator and laminate flooring.

**First Floor Landing**

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

**Bedroom One**

10' 7" x 12' 1" (3.22m x 3.68m)

Bedroom one has a window to the rear elevation, a radiator and a carpeted floor.

**Bedroom Two**

8' 6" x 12' 10" (2.58m x 3.92m)

Bedroom two has a window to the front elevation, a radiator and a carpeted floor. There is also a built in cupboard.

**Bedroom Three**

9' 7" x 11' 3" (2.92m x 3.44m)

Bedroom three has a window to the front elevation, elevation, a radiator and a carpeted floor.

**Bathroom**

5' 5" x 7' 7" (1.65m x 2.31m)

The bathroom has two opaque windows to the rear elevation, a heated towel rail and vinyl flooring. There is also a white suite with a WC, vanity basin and and a bath with a glass screen and electric shower.

### Outside

With the ability to create off road parking to the front and a passage way to the rear garden. The rear garden has a lawn, block paved patio ideal for alfresco dining and a decked area with a pergola over and electrics ideal for entertaining, all enclosed by perimeter fencing. There is also a secure outbuilding.

### 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 A: 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

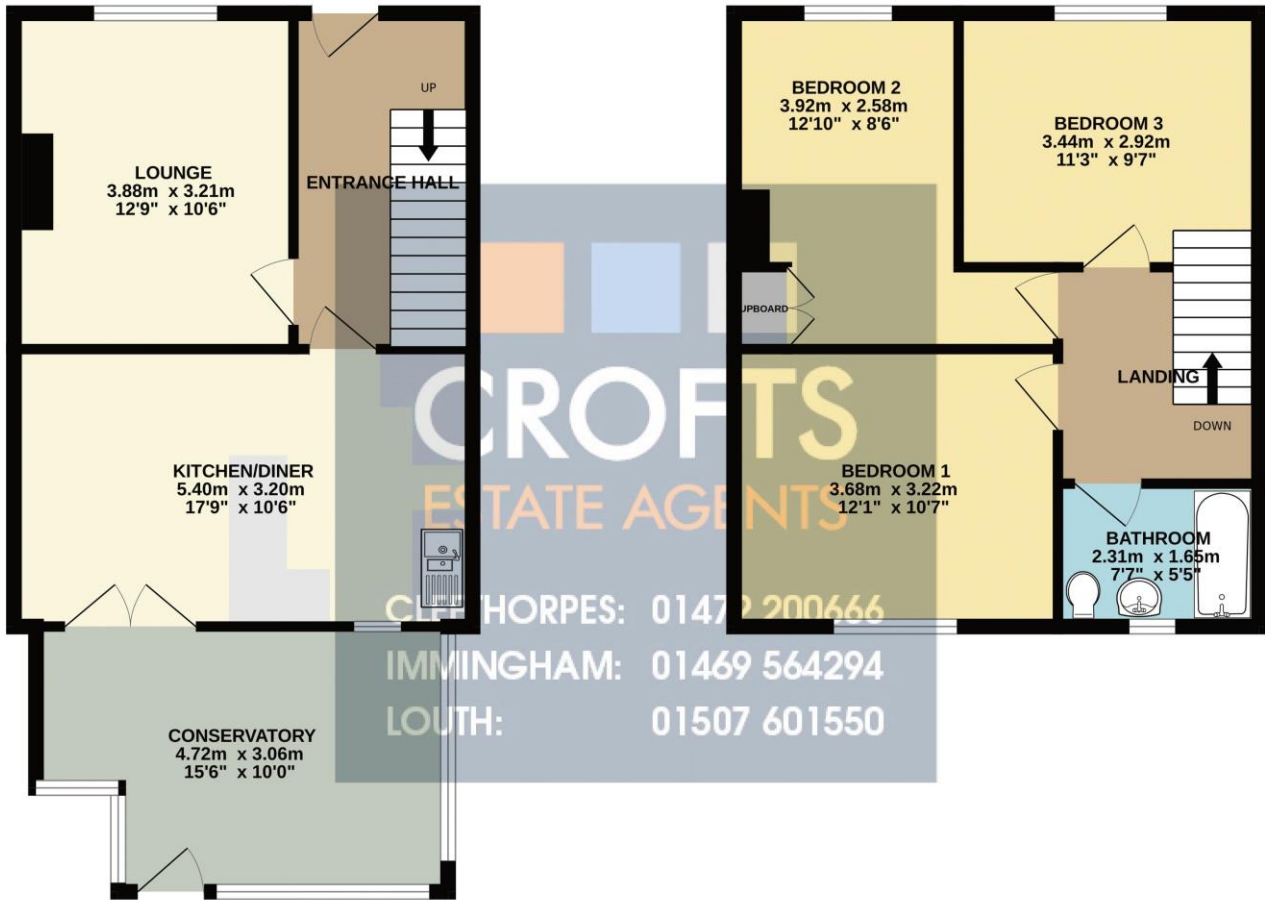
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

*STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.*



GROUND FLOOR  
50.0 sq.m. (538 sq.ft.) approx.

1ST FLOOR  
42.2 sq.m. (454 sq.ft.) approx.



TOTAL FLOOR AREA : 92.2 sq.m. (992 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 ©2024