



# 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



## Grimsby Road

Cleethorpes  
DN35 8AJ

Offers in the Region Of  
£126,950

Substantial EXTENDED terrace property located near to Cleethorpes seafront. Ideal for a family or investor. Nearby to a wide variety of local attractions, amenities and schools. Good bus and road links which will be ideal for commuters. Internal viewing reveals the entrance hall, lounge, dining room, breakfast kitchen, utility, conservatory and bathroom all to the ground floor. The first floor reveals three good sized bedrooms and the bathroom. With low maintenance gardens to the front and rear with a an extra garden space to the rear ideal for entertaining. 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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#### Entrance Porch

With windows and French doors, the entrance porch also boasts the original period tiles.

#### Entrance Hall

The entrance hall reveals coving to the ceiling, a radiator and a carpeted floor.

#### Lounge

13' 0" x 11' 11" (3.95m x 3.62m)

The lounge reveals a bay window to the front elevation, coving to the ceiling, a radiator and a carpeted floor. There is also a feature fire place.

#### Dining Room

12' 10" x 12' 5" (3.91m x 3.79m)

The dining room reveals a door to the rear elevation, coving to the ceiling, a radiator and a carpeted floor. There is also a feature fire place.

#### Kitchen/Breakfast Room

17' 4" x 9' 9" (5.29m x 2.96m)

With dual aspect windows to the rear and side elevation, a door to the side, coving to the ceiling, a radiator and a carpeted floor. There is also a range of fitted units with a sink and drainer, an electric oven and hob with an extractor over. There is also space for table and chairs.

#### Utility room

17' 3" x 5' 2" (5.27m x 1.57m)

Forming part of the extension with a Polycarbonate roof and plumbing for a washing machine. A door also leads to the conservatory.

#### Conservatory

8' 6" x 9' 2" (2.60m x 2.80m)

Again from the extension with sliding patio doors to the rear elevation, a radiator, laminate flooring and a polycarbonate roof.

#### Bathroom

8' 5" x 6' 0" (2.57m x 1.83m)

The last part of the extension with an opaque window to the rear elevation, a radiator, carpeted floor and polycarbonate roof. There is also a four piece suite with a WC, basin, bath and shower cubicle with an electric shower.

#### First Floor Landing

With access to the loft and a carpeted floor.

#### Bedroom One

12' 11" x 15' 9" (3.94m x 4.80m)

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

**Bedroom Two**

12' 10" x 9' 11" (3.90m x 3.01m)

Bedroom two has a window to the rear elevation, coving to the ceiling, a radiator and a carpeted floor.

**Bedroom Three**

9' 3" x 9' 9" (2.82m x 2.96m)

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

**Bathroom**

7' 7" x 6' 4" (2.30m x 1.94m)

The bathroom has an opaque window to the side elevation, a radiator and a carpeted floor. There is also a white suite with a WC, basin and a bath with an electric shower over and a glass screen.

**Outside**

With a low maintenance front garden accessed through a gate. The rear garden area is all low maintenance and ideal for alfresco dining and entertaining with a further area opening into a larger space, with established shrubs and enclosed by perimeter fencing.

**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**

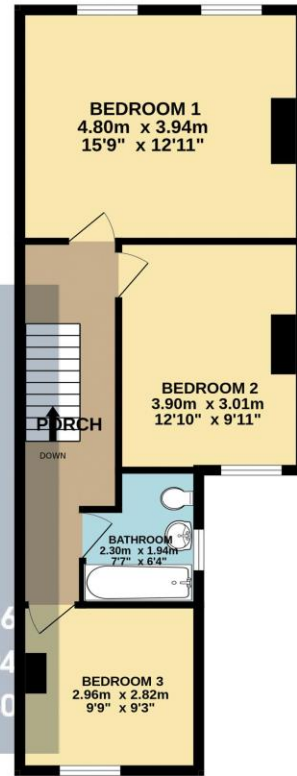
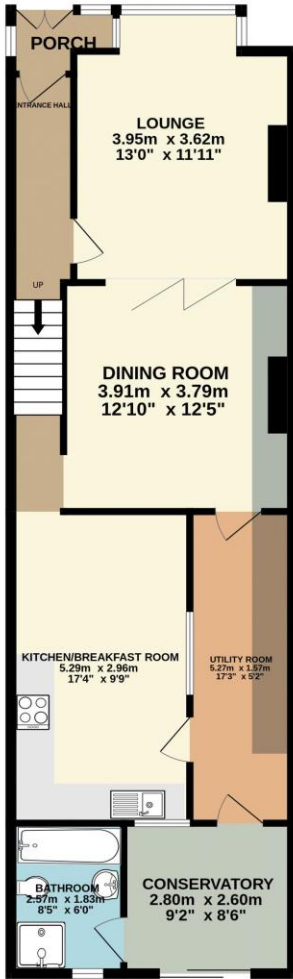
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

**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  
75.1 sq.m. (808 sq.ft.) approx.

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



**CROFTS**  
ESTATE AGENTS

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BIRMINGHAM: 01469 564294  
SOUTH: 01507 601550

TOTAL FLOOR AREA: 125.7 sq.m. (1353 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.  
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