



# CROFTS ESTATE AGENTS

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



## Coningsby Drive

Grimsby  
DN34 5HQ

Offers in the Region Of  
£120,000

Ideal first time purchase or buy to let investment, located within a popular residential area within the town of Grimsby. Close to many local amenities and schools for children of all ages. Whilst there may not be a driveway there is plenty of available parking within the immediate area. Internal viewing will reveal the entrance hall, lounge-diner, kitchen, three bedrooms, bathroom and WC. There is also a handy store off the kitchen which provides good storage. Standing with a generous corner plot with a great rear garden for children to play and also a front garden. 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 Hall**

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

**Lounge/Diner**

18' 4" x 14' 2" (5.58m x 4.31m)

The lounge-diner has dual aspect windows to the front and rear elevation, coving to the ceiling, two radiators and laminate flooring.

**Kitchen**

8' 10" x 9' 9" (2.70m x 2.96m)

The kitchen has a window to the rear elevation, a radiator and laminate flooring. There is also a range of fitted units with a one and a half sink and drainer, plumbing for a washing machine, an electric oven and gas hob with an extractor over.

**Lobby**

With a door to the side elevation and a storage cupboard.

**Store**

5' 7" x 6' 11" (1.71m x 2.10m)

The store has an opaque window to the side elevation and a tiled floor.

**First Floor Landing**

The first floor landing has a window to the rear elevation, access to the loft, coving to the ceiling and a carpeted floor.

**Bedroom One**

12' 5" x 9' 11" (3.79m x 3.01m)

Bedroom one has a window to the front elevation, coving to the ceiling, a radiator and a carpeted floor.

**Bedroom Two**

10' 0" x 11' 0" (3.06m x 3.36m)

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

**Bedroom Three**

8' 0" x 8' 1" (2.44m x 2.47m)

Bedroom three has a window to the rear elevation, coving to the ceiling, a radiator and a carpeted floor. There is also a built in cupboard.

**Bathroom**

5' 5" x 5' 1" (1.66m x 1.55m)

The bathroom has an opaque window to the rear elevation, fully tiled walls, a radiator and vinyl flooring. There is also a basin and a bath.

**WC**

The WC has an opaque window to the rear elevation, fully tiled walls, vinyl flooring and a WC.

**Outside**

With a front garden with a lawn and path to the front door. The rear garden has a vast lawn ideal for a family with

**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  
39.3 sq.m. (423 sq.ft.) approx.

1ST FLOOR  
39.9 sq.m. (430 sq.ft.) approx.



TOTAL FLOOR AREA : 79.3 sq.m. (853 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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