



CROFTS ESTATE AGENTS

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



23 Wybers Way
Grimsby
DN37 9QR

Offers in the Region Of
£229,000

Crofts estate agents are delighted to offer for sale this detached spacious family home located within an ever popular residential estate located near to Grimsby town centre. Standing within a generous plot with garden spaces to all four sides 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 and conservatory all to the ground floor. To the first floor there are four bedrooms and the bathroom. Externally there are gardens, ample off road parking and a detached brick garage and the property also benefits from uPVC double glazing and gas central heating.

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Entrance Hall

The entrance hall reveals a radiator, tiled floor and a built in cupboard.

Lounge

18' 6" x 11' 3" (5.64m x 3.44m)

The lounge has a bow window to the front elevation, sliding patio doors to the rear, coving to the ceiling, a radiator and a carpeted floor. There is also a modern electric fire.

Kitchen/Diner

18' 4" x 10' 0" (5.59m x 3.06m) to 4.34 m at widest point

The kitchen diner has tri aspect windows, a radiator and a tiled floor. There is a modern range of fitted units to base and eye level with plenty of storage and counter space with a one and a half sink and drainer, plumbing for a washing machine and dish washer and an electric double oven and induction hob.

Conservatory

10' 5" x 12' 6" (3.17m x 3.82m)

The conservatory has tri aspect windows, a radiator and a tiled floor.

First Floor Landing

The first floor landing has a window to the front elevation, access to the loft, a built in cupboard, coving to the ceiling and a carpeted floor.

Bedroom One

11' 5" x 11' 4" (3.48m x 3.46m)

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

Bedroom Two

9' 1" x 11' 6" (2.78m x 3.51m)

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

Bedroom Three

9' 1" x 11' 6" (2.78m x 3.50m)

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 wardrobe.

Bedroom Four

6' 9" x 11' 4" (2.07m x 3.46m)

Bedroom four has a window to the rear elevation, a radiator and a carpeted floor. There is a door into bedroom one meaning this is ideal for a dressing room or a nursery but this could be blocked or locked as the room is also accessed from the landing.

Bathroom

5' 6" x 7' 1" (1.67m x 2.16m)

The bathroom has an opaque window to the front elevation, fully tiled walls, a heated towel rail and laminate flooring. There is also a modern suite with a WC, vanity basin and a bath with a mains operated shower.

Garage

The garage has an up and over door, window and electrics.

Outside

A gate opens to reveal a path to the front door and gardens to the front continuing around both sides. The rear garden has a patio area, decked area and a further area with a lawn. There is also ample off road parking.

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 D: 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.



GROUND FLOOR
61.0 sq.m. (657 sq.ft.) approx.

1ST FLOOR
49.1 sq.m. (528 sq.ft.) approx.



TOTAL FLOOR AREA: 110.1 sq.m. (1185 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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