



# CROFTS ESTATE AGENTS

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



## Hunsley Crescent

Grimsby  
DN32 8PX

Offers in the Region Of  
£266,500

Coming to the market with NO FORWARD CHAIN is this smartly presented two bedroom detached bungalow. Situated on a highly desirable established development. The close proximity the ever beautiful Weelsby Woods almost gives the property a rural feel. Situated in the perfect location, nestled between the popular towns of Grimsby and Cleethorpes and a short drive from the seafront, the best of both worlds! It is set on a substantial well presented plot with parking for up to 4 cars/camper van or caravan plus car port and detached brick garage. Inside the property has recently undergone a complete overhaul with new kitchen and bathroom with new decor and carpets to all rooms. A simple modern layout offers generous hallway from the front door to spacious lounge with duel aspect, kitchen breakfast room, two large double bedrooms plus stunning bathroom with shower over the bath. The gardens provide great space to front and back with bags of room for potential extensions. This would make the perfect property for a multitude of buyers!

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#### Entrance hall

16' 10" x 6' 6" (5.13m x 1.98m)

With uPVC frosted door and two windows to the front elevation from a small covered porch area, the entrance has grey carpet, light grey decor, radiator, loft access and pendant light.

#### Kitchen breakfast room

10' 8" x 11' 9" (3.24m x 3.58m)

A well proportioned room has a cream matte finished kitchen with wall and base units to three sides having butcher block effect work top over, sink drainer, integral oven grill, gas hob with extractor, space for tall fridge freezer, washing machine and dish washer, uPVC frosted door and uPVC window, six down lights, radiator, tiled floor, splash back returns and space for dining table and chairs.

#### Lounge

14' 4" x 11' 9" (4.36m x 3.57m)

A spacious lounge has uPVC bay window and blind, two further uPVC window, grey carpet, light grey decor, radiator and pendant light.

#### Bedroom One

12' 0" x 11' 9" (3.65m x 3.57m)

The largest bedroom has uPVC bay window with blinds, white decor, light brown carpet, radiator and pendant light.

#### Bedroom Two

11' 11" x 11' 9" (3.62m x 3.58m)

The second bedroom has light brown carpet, white decor, uPVC window and blind, radiator and pendant light.

#### Family bathroom

7' 7" x 6' 5" (2.30m x 1.96m)

The bathroom has white three piece suite with shower over bath having glass screen and vanity sink. The room has light brown splash back tiling and matching tiled floor, neutral decor, chrome towel radiator, frosted window, down lights and extractor fan.

#### Garage

17' 9" x 9' 1" (5.40m x 2.77m)

A brick and tiled garage has up and over metal door to the front and pedestrian timber door to the side with car port to the front with metal poles support and clear corrugated roof.

#### Front garden and driveway

A long concrete driveway leads to the car port and garage with concrete path to front door. The garden to the front is laid to lawn with some soil borders, metal gates to the driveway entrance and walls to front and side.

### **Rear garden**

The rear garden is laid to lawn with concrete patios to back of the house and back of the garden. There are timber fence and natural boundaries.

### **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 C: 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.

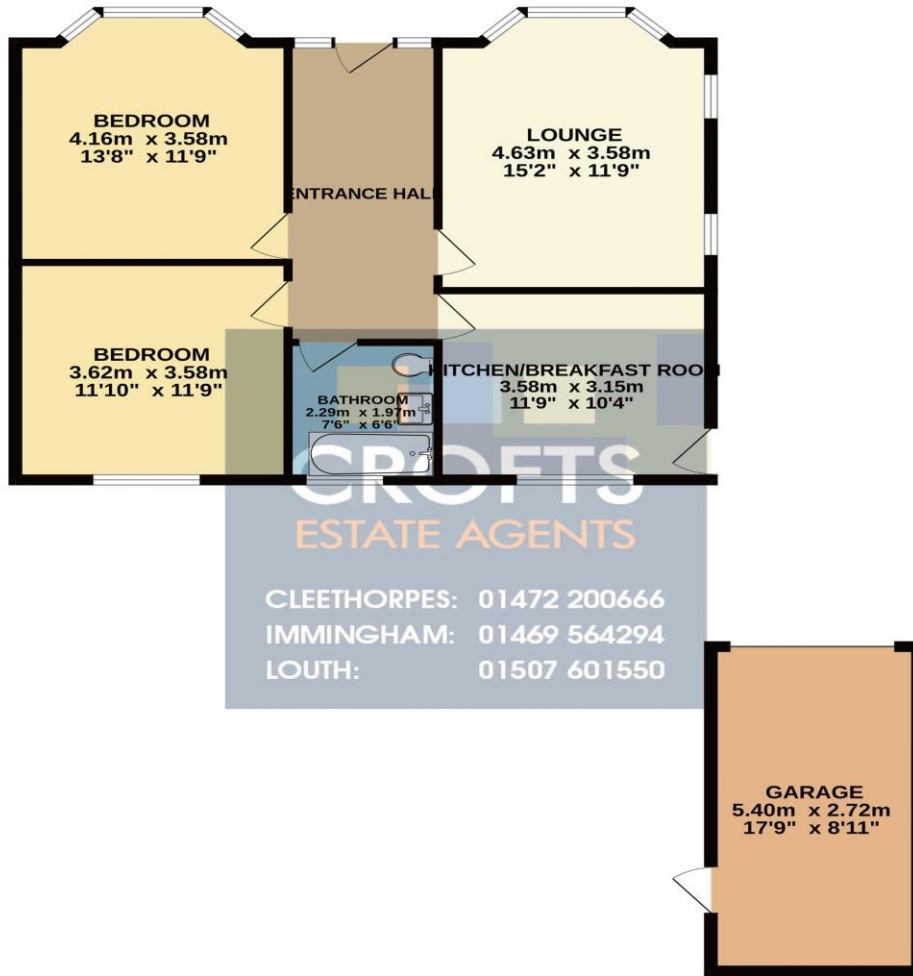
### **Mortgage and Financial Advice**

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  
83.1 sq.m. (895 sq.ft.) approx.



TOTAL FLOOR AREA : 83.1 sq.m. (895 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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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C		
55-68	D	66   D	
39-54	E		
21-38	F		
1-20	G		