



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



Greyfriars

Grimsby
DN37 9QT

£154,950

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 :

cleethorpes@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk



Property Introduction

Ideal for first-time buyers, With NO FORWARD CHAIN Crofts are delighted to bring to the market this attractive and well-presented three-bedroom semi-detached home, located within a popular and established residential area. Conveniently positioned close to a variety of local shops, amenities, and well-regarded schools, the property offers comfortable living in a location well suited to families, professionals, or those looking to step onto the property ladder. The home benefits from gas central heating and uPVC double glazing throughout and briefly comprises an entrance hallway, a bright and welcoming lounge, and a kitchen perfect for everyday living and entertaining. To the first floor there are three well-proportioned bedrooms and a family bathroom. Externally, the property enjoys off-road parking to the front along with neatly maintained front and rear gardens. The rear garden features both lawn and patio areas, creating an ideal outdoor space for relaxing, family activities, or summer entertaining. Early viewing is highly recommended to fully appreciate everything this lovely home has to offer.

Entrance Hallway

4' 10" x 4' 8" (1.470m x 1.423m)

uPVC double glazed entry door with adjoining glazed window. Understairs storage cupboard.

Lounge

12' 0" x 15' 8" (3.649m x 4.763m)

Offering double glazed patio door to the rear elevation opening out to the pleasant garden. Coving to the ceiling. Central heating radiator. Door to the stairs.

Kitchen

10' 11" x 7' 11" (3.324m x 2.407m)

The modern kitchen is located to the front of the property and has a uPVC double glazed window. Fitted with a range of wall and base units with contrasting work surfacing with inset stainless steel sink. Integrated oven and four ring electric hob with extractor over. Pale blue tiled splashback. Wall mounted gas boiler. Central heating radiator. Plumbing for a washing machine.

First Floor Landing

uPVC double glazed window to the side elevation. Central heating radiator.

Bathroom

7' 11" x 7' 0" (2.402m x 2.124m)

The bathroom is fitted with a P-shaped bath with screen and shower over, pedestal wash hand basin and a close coupled w.c. Tiling to the walls. uPVC double glazed window to the front elevation. Storage cupboard. Loft access. Chrome effect central heating radiator.

Bedroom One

12' 2" x 8' 4" plus door (3.707m x 2.548m)

uPVC double glazed window to the rear elevation. Fitted wardrobe. Central heating radiator.

Bedroom Two

11' 1" x 8' 6" plus door (3.366m x 2.597m)

uPVC double glazed window to the front elevation. Central heating radiator. Built in cupboard over the stairs.

Bedroom Three

8' 10" x 7' 0" (2.704m x 2.133m)

uPVC double glazed window to the rear elevation and with central heating radiator.

Front Garden

The property is approached via a smart block-paved driveway providing ample off-road parking and leading to an integral garage. To the side of the driveway is a neatly maintained lawned front garden with planted borders, creating an attractive approach to the home.

Rear Garden

The rear garden is a delightful, well-maintained outdoor space, perfect for relaxation and entertaining. Featuring a generous paved patio area ideal for al fresco dining or enjoying morning coffee, leading to a raised decked section with ample space for garden furniture. The garden incorporates a neat lawn bordered by attractive established planting, including conical evergreen shrubs, flowering borders, and climbing plants on the fence for added privacy and colour. Enclosed by timber fencing for seclusion, this versatile, low-maintenance yet characterful space offers excellent potential for family play, gardening enthusiasts, or simply enjoying the outdoors in a peaceful setting.

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.

Broadband and Telecom Communications

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

Viewings

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

Council Tax Information

Band B: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

Mortgage Services

Our Mortgage Services Consultants can help you explore your mortgage and protection options by providing clear guidance on the home-buying process, including the costs involved and advice on how much you can afford to borrow. They can also help you find the right mortgage by comparing thousands of deals from a panel of high street and specialist lenders.

Any fees payable will be explained in your initial no-obligation appointment, before you choose whether to use our Mortgage Services.

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.

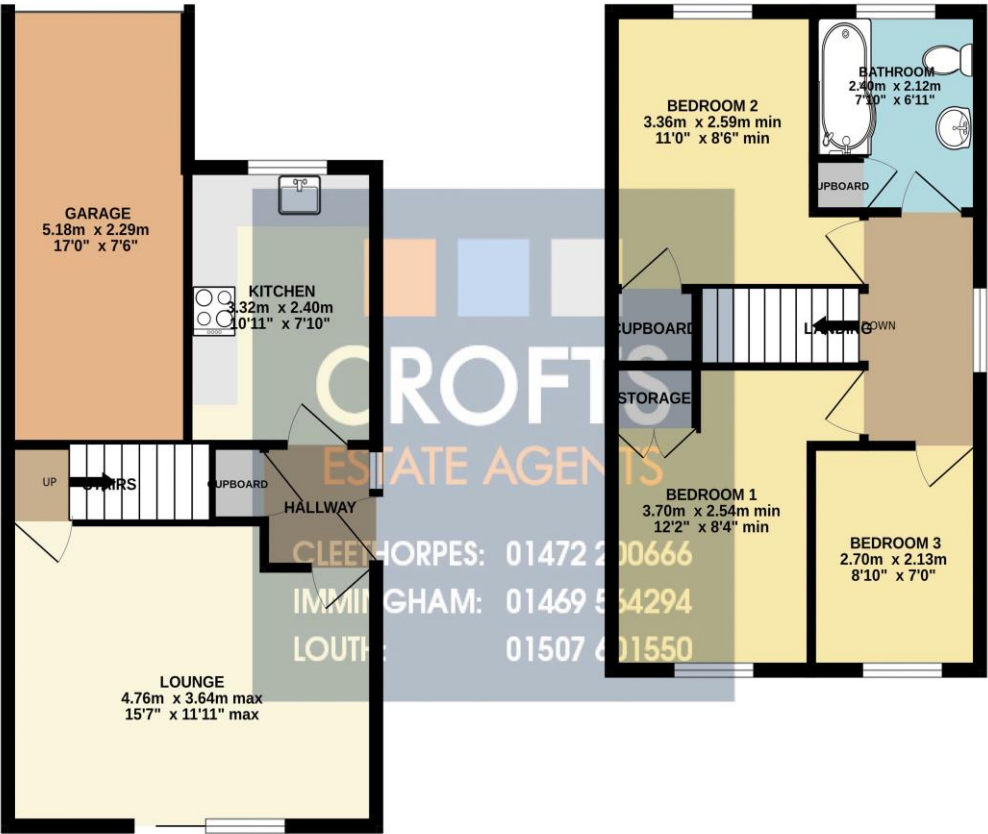
Property Management

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.



GROUND FLOOR
41.2 sq.m. (443 sq.ft.) approx.

1ST FLOOR
36.9 sq.m. (397 sq.ft.) approx.



TOTAL FLOOR AREA: 78.1 sq.m. (841 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 5/2016

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS Although we have taken great care to insure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. In particular any information provided in respect of tenure, council tax, rateable values etc has been given in good faith and whilst believed to be correct, may be subject to amendment. Any references to the condition, use or appearance of the property are made for guidance only, and no warranties are given or implied by this information. It is not Crofts policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquires, in order to ensure that any necessary consents have been obtained. All measurements are approximate and are for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purpose only, and are not for any other use but guidance & illustration. Crofts have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore verify that they are in working order, or fit for their intended purpose. These details do not form any part of any contract, and unless specifically stated otherwise, furnishings and contents are not included within this sale.

MS/SEQ/8768/08.26