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Little John Street

Grimsby
DN34 4AQ

Offers in the Region Of £125,000

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Property Introduction

Situated in a quiet cul-de-sac, this extended three-bedroom mid-terrace home delivers stylish, spacious living that's perfect for first-time buyers and growing families. Conveniently located just off Cromwell Road, it offers easy access to local shops, schools, transport links, and the vibrant town centre. Inside, the thoughtfully extended layout creates a bright, open-plan feel with excellent flow. The welcoming entrance hall leads into a generous lounge featuring glazed double doors that open seamlessly into the dining area. Beyond lies a attractive full-width kitchen extension, complete with a sleek range of fitted units, integrated oven, induction hob, fridge, and dishwasher. A separate utility room adds practical storage and laundry space, keeping everyday life effortlessly organised. Upstairs, three well-proportioned bedrooms provide plenty of flexibility, all supported by a modern family bathroom with a vanity unit and panelled bath with shower over. Gas central heating and uPVC double glazing. Outside, the enclosed southerly facing rear garden offers a peaceful lawned space for relaxing or entertaining, complemented by the convenience of a rear access passage. This is a superbly presented home with bags of appeal — ready for you to move in and make your own.

Entrance Hallway

Offering composite entry door to the front elevation, the hallway has a central heating radiator. Laminate flooring. Staircase to the first floor with storage beneath.

Lounge

10' 8" x 10' 0" (3.24m x 3.06m)

Pleasantly presented with uPVC double glazed bay window to the front elevation. Central heating radiator. Double doors through to the dining / sitting room.

Dining Room

10' 0" x 11' 5" (3.06m x 3.48m)

A spacious and versatile dining/sitting room, ideal for both everyday family living and entertaining. The room comfortably accommodates a family dining table while offering additional seating space if desired. Attractive wood-effect flooring and feature décor create a warm and welcoming atmosphere, with glazed double doors opening into the lounge to provide an excellent sense of space and flexibility. Perfect for formal dining, family gatherings or as a second reception area. Central heating radiator. Opening to the kitchen.

Kitchen

8' 0" x 12' 2" (2.45m x 3.70m)

This bright and spacious kitchen is a real standout feature, offering a generous layout that's perfect for both cooking and family life. Flooded with natural light from the large window overlooking the rear garden, the room features high-quality oak-style units with sleek dark worktops and contemporary handles. The extensive fitted kitchen includes ample storage with a mix of base and wall

cabinets, plus a useful display cabinet. Modern appliances are well integrated, with a built-in induction hob, oven, and extractor fan, alongside space for additional appliances. There's a generous sink area with plenty of preparation space. Finished with wood-effect flooring and neutral tones, this kitchen feels warm, welcoming, and highly functional — ideal for everyday family meals or entertaining. It's ready to move into and offers excellent scope to put your own stamp on it.

Utility

7' 7" x 5' 10" (2.31m x 1.77m)

Offering uPVC double glazed window to the rear elevation. Central heating radiator. Wall and base units with work surfacing with inset stainless steel sink and drainer. Tiled splashback. Plumbing and space for a washing machine and dryer.

First Floor Landing

Loft access.

Bathroom

5' 3" x 7' 6" (1.61m x 2.28m)

The family bathroom is modern, bright, and well-appointed, offering a practical and stylish space for everyday use. Featuring a contemporary grey tiled finish with a striking patterned floor that adds character, the room includes a full-size white bath with a glass shower screen, a contemporary wall-mounted basin with storage cabinet below, and a standard WC. A large window floods the room with natural light, while a chrome heated towel rail ensures comfort and convenience. Clean, fresh, and finished to a good standard, this bathroom provides everything needed for a busy household and creates a relaxing environment that feels both functional and inviting.

Bedroom One

11' 5" x 10' 3" (3.49m x 3.12m)

This is a generous double bedroom that makes a striking first impression with its eye-catching imitation brick feature wall. The room offers ample space for a large bed, furniture, and additional storage, with a large window to the rear flooding the space with natural light and offering pleasant views. Central heating radiator.

Bedroom Two

10' 8" x 10' 0" (3.24m x 3.06m)

Another double bedroom with uPVC double glazed window to the front aspect. Neutrally decorated and having central heating radiator.

Bedroom Three

10' 1" x 10' 3" (3.07m x 3.12m) maximums

The final of the three bedrooms is again well proportioned and has a double glazed window to the rear. Central heating radiator.

Outside

This property enjoys a delightful mature rear garden that is a fantastic size for the house type, offering a wonderful outdoor space for relaxing, entertaining, or family play. The generous lawn is flanked by well-established borders filled with shrubs, plants, and colourful flowering bushes that provide year-round interest and privacy. A useful timber shed offers storage, while a paved path provides easy access through the garden. Mature trees and hedging create a secluded, leafy feel. To the front, there is a neat lawned area with low maintenance planting, adding to the attractive street appeal of this mid-terrace home. Overall, the gardens are private, well-proportioned, and full of potential — perfect for those who love spending time outdoors.

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

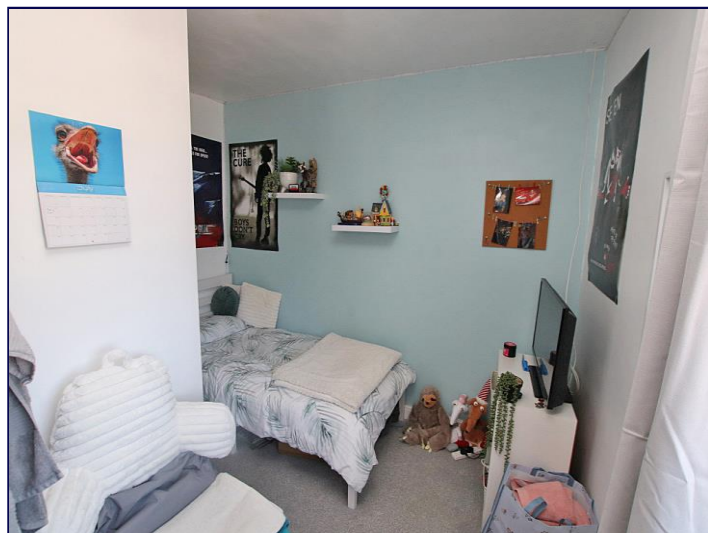
Please contact the relevant marketing office, all viewings are strictly by appointment only please.

Council Tax Information

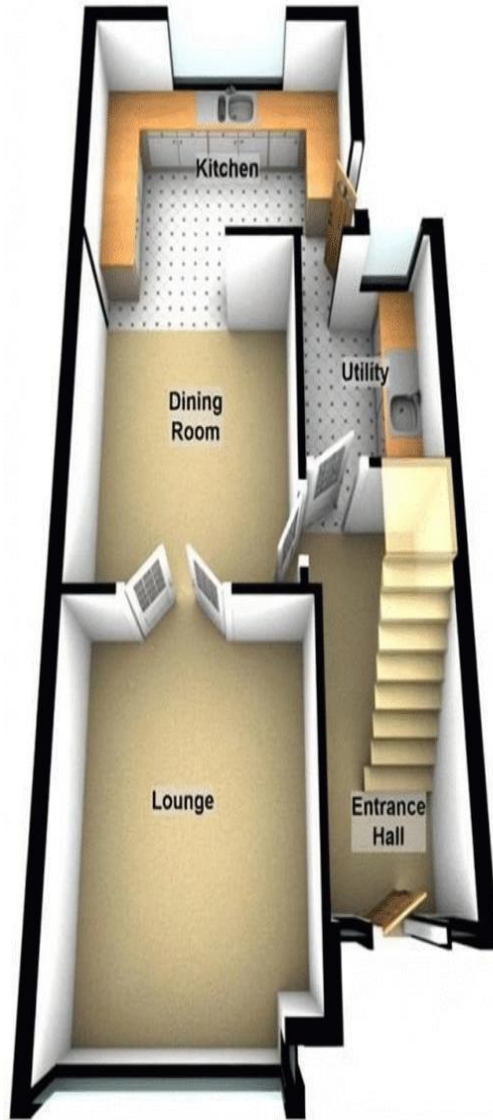
Band A: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

Free Valuations

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Ground Floor



First Floor

