



CROFTS ESTATE AGENTS

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



3 The Glade College Street
Grimsby
DN34 4BX

Offers in the Region Of £325,000

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Crofts Estate Agents are delighted to bring to the market, this attractive four bedroom new build detached property, finished to a high quality standard throughout, with brand new carpets and neutral décor. Situated in a quiet complex of only 14 properties, a short walk of the town centre, trains station and the many amenities that the area has to offer. The Sycamore is a four bedroom detached home, built with the standards expected, double glazing, underfloor an central heating and with electric car charging point as standard. The accommodation comprises entrance hallway, cloakroom, utility, kitchen/dining room, lounge, first floor landing, bathroom and four good sized bedrooms with ensuite to the main. Open plan styled front garden and a nice sized rear garden which has the added bonus of a sunny facing aspect.

Entrance Hallway

Cloakroom

Utility
8' 11" x 11' 5" (2.72m x 3.48m)

Kitchen/Dining Room
16' 3" x 19' 5" (4.95m x 5.92m) max

Lounge
14' 1" x 15' 11" (4.28m x 4.84m)

First Floor Landing

Bathroom
5' 11" x 8' 0" (1.81m x 2.45m)

Bedroom One
11' 11" x 16' 1" (3.62m x 4.89m)

Ensuite
5' 2" x 12' 1" (1.58m x 3.69m) MAX

Bedroom Two
8' 0" x 11' 9" (2.43m x 3.57m)

Bedroom Three
6' 8" x 15' 11" (2.04m x 4.84m)

Bedroom Four
8' 0" x 11' 9" (2.43m x 3.57m)

Outside

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 and all viewings are strictly by appointment only please.

Council Tax Information
Band E: To confirm council tax banding for this property please view the websitewww.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.

