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



Whyalla Close

Grainthorpe
LN11 7JQ

Offers in the region of
£275,000

Crofts estate agents are delighted to offer for sale this spacious detached family home located within the village of Grainthorpe. Benefitting from a fresh and modern finish this property comes with viewing highly advised. The village is positioned in between Louth and Grimsby and benefits from amenities in both. Internal viewing will reveal the entrance hall, lounge-diner, kitchen, conservatory and cloakroom all to the ground floor. To the first floor there are three bedrooms, a bathroom and cloakroom. Externally there are gardens to the front and rear with off road parking and access to the garage. The property also benefits from uPVC double glazing and oil central heating.

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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Entrance Hall

Entering the property reveals coving to the ceiling, a radiator and a carpeted floor.

Lounge

The lounge has a window to the front elevation, coving to the ceiling, a radiator and a carpeted floor. There is also a feature fire place with a working gas fire (LPG).

Dining area

9' 5" x 8' 6" (2.87m x 2.58m)

The dining area has a window to the rear elevation, coving to the ceiling, a radiator and a carpeted floor. There is also a serving hatch.

Kitchen

9' 6" x 10' 6" (2.89m x 3.21m)

The kitchen has a window to the rear elevation, vinyl flooring and a handy larder cupboard. There is also a modern range of fitted units to base and eye level with a Granite sink and drainer and plumbing for a dish washer. There is also an electric pyrolytic oven and hob with concealed extractor over.

Conservatory

9' 3" x 8' 7" (2.83m x 2.61m)

The conservatory has views to the garden, with doors to access the cloakroom and garage with tiled floor throughout the conservatory. There is also an electric heater fitted to wall.

Cloakroom

7' 4" x 4' 2" (2.23m x 1.26m)

The cloakroom has an opaque window to the side elevation, vinyl flooring, a WC, vanity basin and electric heater fitted to wall.

First Floor Landing

The first floor landing has a window to the side elevation, access to the part boarded loft, a cupboard, coving to the ceiling and a carpeted floor.

Bedroom One

11' 9" x 10' 9" (3.58m x 3.27m)

Bedroom one has a window to the front elevation, coving to the ceiling, a radiator and a carpeted floor. There is also a range of fitted furniture.

Bedroom Two

10' 0" x 9' 11" (3.05m x 3.03m)

Bedroom two has a window to the rear elevation, coving to the ceiling, a radiator and a carpeted floor. There is also a range of fitted furniture.

Bedroom Three

8' 10" x 8' 6" (2.68m x 2.59m)

Bedroom three has a window to the front elevation, coving to the ceiling, a radiator and a carpeted floor. There is also a built in cupboard.

Bathroom

5' 10" x 5' 5" (1.77m x 1.65m)

The bathroom has an opaque window to the rear elevation, tiled walls, a heated towel rail and a tiled floor. There is also a P shaped bath with a glass screen and electric shower.

Cloakroom

5' 5" x 2' 10" (1.65m x 0.87m)

The cloakroom has an opaque window to the rear elevation, tiled walls and flooring, a heated towel rail and a WC.

Garage

The garage has an up and over door, electrics and a door into the conservatory as well as the added extra of plumbing for a washing machine.

Outside

The front garden is enclosed by gates which open to reveal access to the front door and parking. There is also a tidy lawn and beautiful flower beds and established shrubs. The rear garden has a further well kept lawn, perimeter fencing, flower beds, established shrubs and a green house. There are also gates to both sides, an outside tap and a double exterior power socket.

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.

Viewing

By appointment only, telephone 01472 200666

Council Tax Information

Band C: 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 01472 200666 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

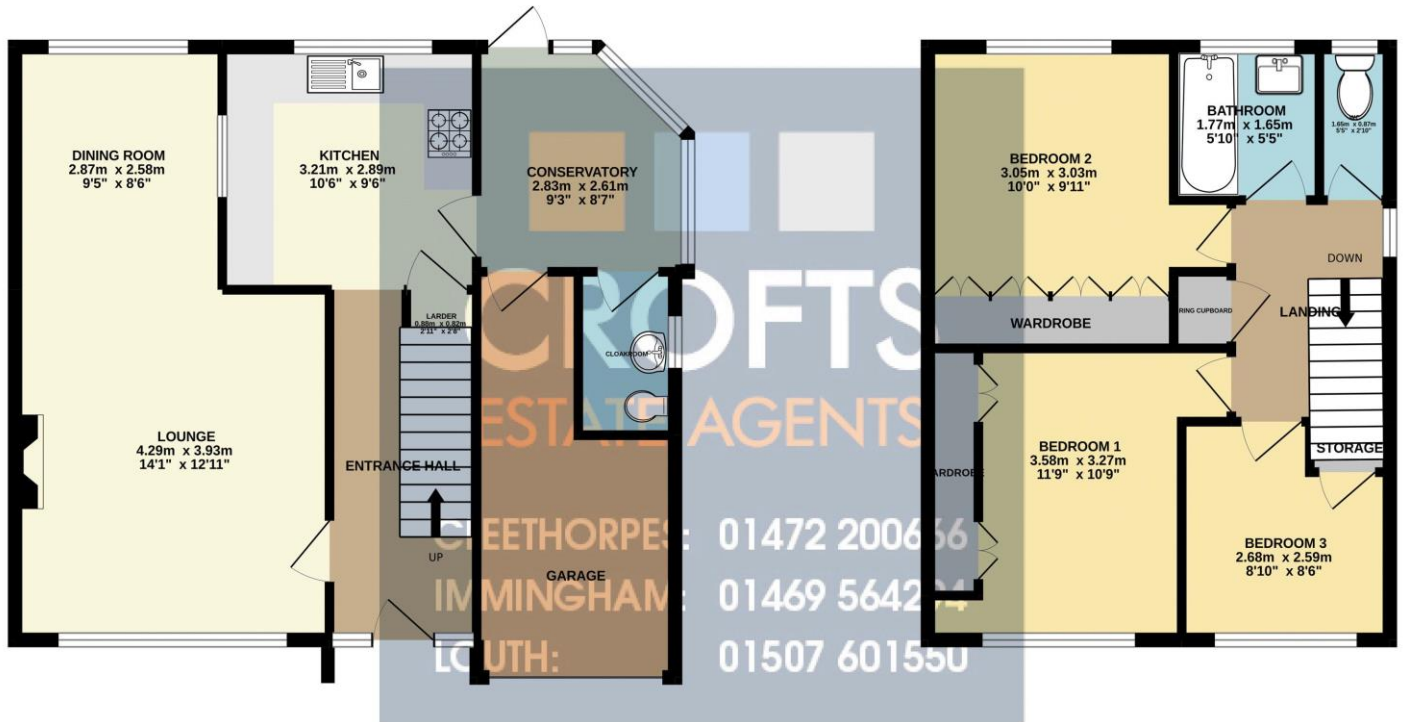
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



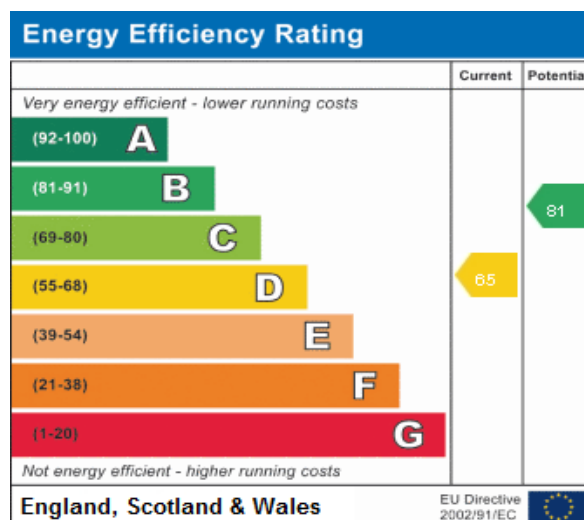
GROUND FLOOR
60.7 sq.m. (654 sq.ft.) approx.

1ST FLOOR
42.0 sq.m. (452 sq.ft.) approx.



TOTAL FLOOR AREA : 102.7 sq.m. (1106 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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