



# CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

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



73 Grimsby Road  
Louth  
LN11 0EA

Offers in the Region Of  
£238,000

This attractive, bay fronted, traditional THREE BEDROOM semi-detached house is located at the top end of Grimsby Road and within easy access to local schools and the historic town centre. Offered with NO FORWARD CHAIN, this ideal family home offers an entrance hall with a stunning OAK AND GLAZED STAIRCASE, spacious lounge open plan to the dining room, modern fitted kitchen and ground floor WC. To the first floor there are three bedrooms with two double bedrooms and one single plus the bathroom. the property has uPVC double glazed and is gas centrally heated. Externally there are well presented gardens to the front and rear with a detached single brick garage and off road parking on the driveway for up to three vehicles.

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 :

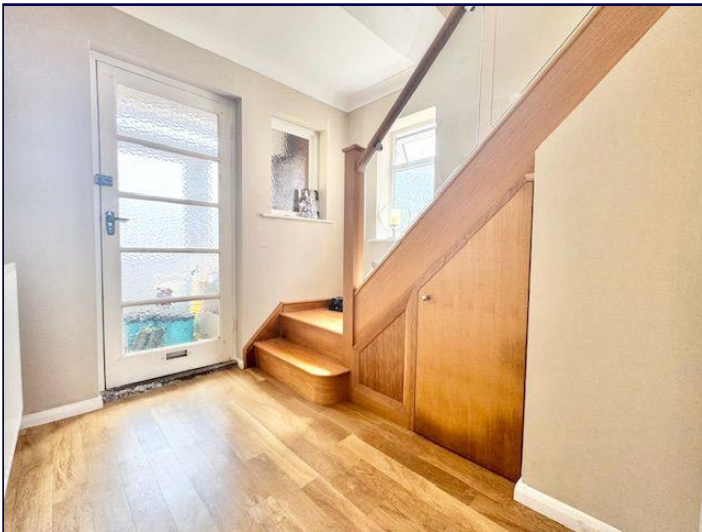
Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

[www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk)



### Entrance Hall

Entering the property through the entrance porch reveals a window to the side elevation, a radiator, vinyl flooring and a superb Oak staircase with glass and LED lighting.

### WC

With an opaque window to the side elevation, a radiator and vinyl flooring. There is also a WC.

### Lounge

14' 10" x 12' 2" (4.52m x 3.72m)

The lounge has a bay window to the front elevation, coving to the ceiling, a radiator and a carpeted floor. There is also a feature fire place. Opens to:

### Dining Room

8' 2" x 9' 3" (2.48m x 2.83m)

Off the lounge the dining room has French doors with a window either side to the rear elevation, coving to the ceiling, a radiator and a carpeted floor.

### Kitchen

8' 1" x 10' 8" (2.46m x 3.24m)

The kitchen has a window to the rear elevation, a door to the side, fitted units to base and eye level with a one and a half sink and drainer, plumbing for a washing machine and a gas hob with an extractor over and an electric oven.

### First Floor Landing

With a window to the side elevation and a carpeted floor.

### Bedroom One

11' 11" x 12' 1" (3.64m x 3.69m)

Bedroom one has a bay window to the front elevation, coving to the ceiling, a radiator and a carpeted floor.

### Bedroom Two

11' 0" x 12' 2" (3.36m x 3.70m)

Bedroom two has a window to the rear elevation, coving to the ceiling, a radiator and a carpeted floor.

### Bedroom Three

6' 7" x 8' 0" (2.00m x 2.43m)

Bedroom three has a window to the front elevation, coving to the ceiling, a radiator and a carpeted floor.

### Bathroom

8' 3" x 7' 11" (2.51m x 2.41m)

The bathroom has an opaque window to the rear elevation, access to the loft, a heated towel rail and vinyl flooring. There is also a white suite with a WC, basin and bath with a glass screen and a mains shower. There is also a storage cupboard.

**Garage**

With double doors to the front and a window to the side.

**Outside**

The front garden has a lawn, perimeter walls, hedging and a tree. A driveway provides off road parking for numerous vehicles. The rear garden has a further lawn, a patio area and conifers.

**Extra Land**

The property owns the piece of land directly in front of the property which it is obligated to maintain, The property also benefits from an £9 a month rent from BT for them having a telegraph pole on the land.



**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 and 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)



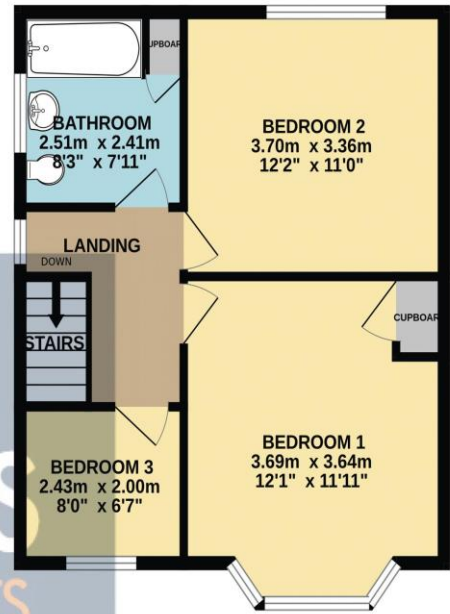
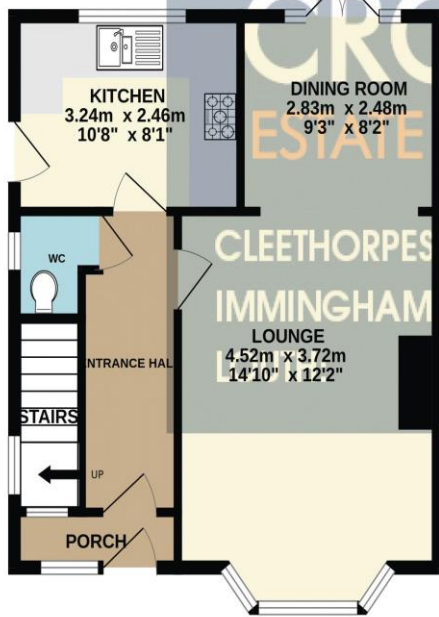
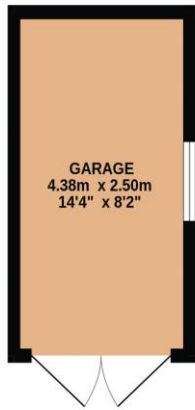


**OPEN 7 DAYS A WEEK**

Monday to Thursday	9am to 5.30pm (Tuesday opening 9.30am)
Friday	9am to 6.00pm
Saturday	9am to 3.00pm
Sunday	11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR  
53.8 sq.m. (579 sq.ft.) approx.

1ST FLOOR  
43.4 sq.m. (467 sq.ft.) approx.



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TOTAL FLOOR AREA : 97.2 sq.m. (1046 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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