



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



Tinkle Street

**Grimoldby
LN11 8TF**

**Offers in Excess of
£220,000**

We are pleased to offer to the market this well presented three bedroom detached family home which has recently undergone a spate of partial refurbishment creating a lovely family home ready to move into. Benefitting from gas central heating and uPVC double glazing, this pleasant property comprises entrance hall, kitchen, through lounge dining room, sun room, landing, bathroom and three bedrooms. Outside, there is a driveway with space for multiple vehicles and a single garage. Good sized rear garden enjoying a good degree of privacy and a sunny aspect and provides a blank canvas for those looking at making their own mark.

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 :

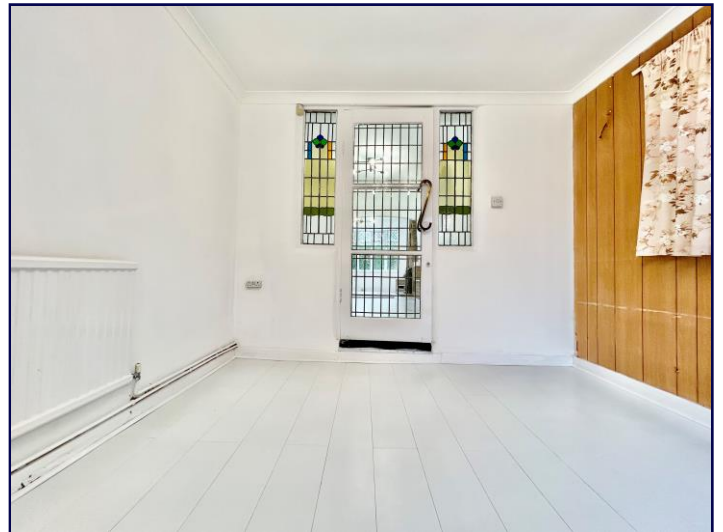
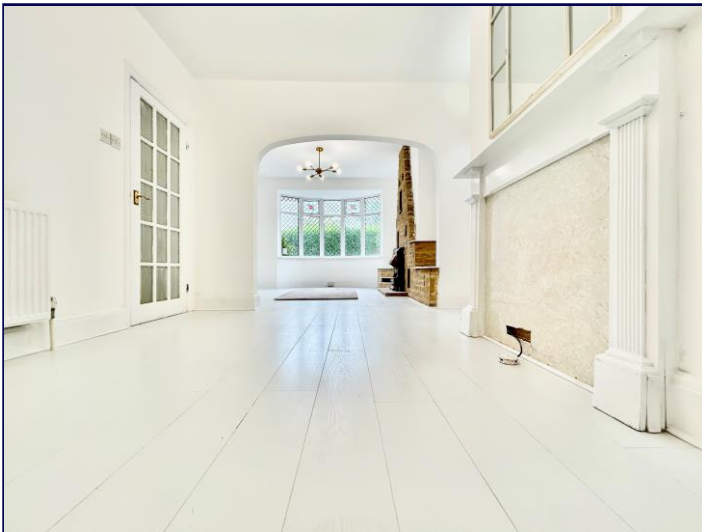
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Entrance Hallway

Neutrally decorated and with new carpet the hallway is pleasantly presented. Central heating radiator. Staircase to the first floor. W.C located beneath the stairs.

W.C

A useful addition to the property is the cloakroom that has been installed in what was previously a storage cupboard beneath the stairs.

Living Room

10' 4" x 11' 7" (3.16m x 3.53m)

The first of the living areas has a curved bay window to the front elevation and is again like the rest of the house neutrally decorated in a plain white decor. Living flame gas fire set into a York stone surround. Central heating radiator. Arch through to the dining or sitting area.

Dining Room

11' 9" x 10' 1" (3.57m x 3.08m)

Decorative glazed windows and doorway through to the family room. Central heating radiator. Decorative fireplace.

Family Room

9' 11" x 9' 10" (3.02m x 2.99m)

With rear entry door, this versatile room has a central heating radiator.

Kitchen

18' 5" x 7' 1" (5.61m x 2.16m) max

Offering double glazed windows to the rear and side elevations along with entry door out to the garden. Good range of fitted wall and base units with contrasting work surfacing with inset sink and drainer. Plumbing for a washing machine.

First Floor Landing

Access to the three bedrooms and the bathroom.

Shower Room

7' 0" x 5' 9" (2.13m x 1.74m)

uPVC double glazed window to the front elevation. Fitted with shower cubicle, pedestal wash basin and low level w.c. Tiling to the walls. Central heating radiator.

Bedroom One

10' 7" x 9' 8" (3.23m x 2.94m)

The first of the double bedrooms has a double glazed window to the front elevation. Central heating radiator.

Bedroom Two

11' 11" x 8' 1" (3.63m x 2.47m)

With central heating radiator and having double glazed window to the rear elevation.

Bedroom Three

8' 5" x 7' 1" (2.56m x 2.15m)

Double glazed window to the rear elevation. Central heating radiator.

Outside

The property is set upon this good sized plot with ample off road parkin and even the possibility for standing of a caravan. Car port to the side of the house. Good sized detached garage and adjoining storage. The rear garden enjoys a sunny aspect and a good degree of privacy and presents itself with the opportunity for a would be purchaser to make their own mark on this family home.

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, 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

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.

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

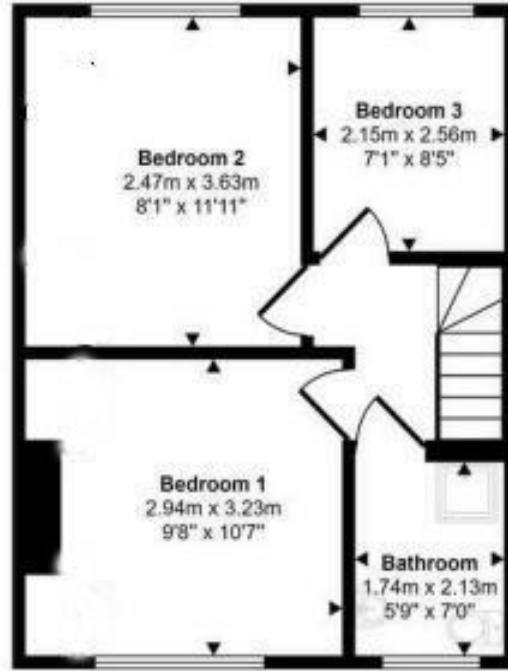
STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



Approx Gross Internal Area
93 sq m / 999 sq ft



Ground Floor
Approx 55 sq m / 591 sq ft



First Floor
Approx 38 sq m / 409 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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