



# CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

CLEETHORPES  
01472 200666

IMMINGHAM  
01469 564294

LOUTH  
01507 601550

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



## 14 Carters Garth Close Grainthorpe LN11 7HY

**Offers in the Region Of  
£175,000**

Set within beautifully maintained mature gardens to the front and rear is this extremely well presented and spacious end of terrace cottage located in the popular rural village of Grainthorpe. Offered for sale with NO FORWARD CHAIN, the property is an ideal first time purchase or family home, offering great scope and potential for further improvement, which can only be fully appreciated upon internal viewing, which come highly recommended. Accommodation is comprised of: entrance hallway, cloakroom, lounge dining room, fitted kitchen with pantry, utility room, first floor landing, three double bedrooms and bathroom suite. The property boast oil central heating and double glazing throughout. Outside, the front garden is accessed from High Street via wooden entrance gate and lawn with stocked borders. The rear garden is accessed from Carters Garth Close with a large lawn, providing scope for off road parking. There is also a patio and wooden storage shed

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

UPVC entrance door to front opens into hallway, stairs to first floor landing, radiator.

#### W/C

2' 9" x 5' 3" (0.85m x 1.59m)  
Window to front, high flush w/c

#### Lounge diner

17' 11" x 10' 4" (5.473m x 3.162m)  
Window to front and rear, radiator, electric fire, picture rail

#### Fitted Kitchen

8' 0" x 10' 2" (2.43m x 3.095m)  
Window to rear, built in cupboard, pantry, range of fitted units incorporating sink with draining board and mixer tap, space for cooker and plumbing for washing machine. Door to side leads into side lobby with uPVC door to side leading to outside and door to side leading into utility room

#### Utility room

6' 5" x 10' 0" (1.956m x 3.040m)  
A really useful area for storage, additional fitted cupboards, shelving and power points, housing the boiler

#### First Floor Landing

Window to rear, built in storage cupboard

#### Bedroom 1

12' 2" x 13' 4" (3.699m x 4.069m)  
Width measurement narrows to 3.075 m ( 10' 1") Window to side, radiator

#### Bedroom 2

7' 11" x 10' 5" (2.408m x 3.173m)  
Window to front, radiator

#### Bedroom 3

9' 9" x 7' 4" (2.981m x 2.247m)  
Window to rear

#### Bathroom

5' 7" x 6' 10" (1.701m x 2.074m)  
Opaque window to rear, panelled bath, low flush w/c, vanity corner wash basin, radiator, part tiled walls

#### Outside

The front of the property is accessed from High street, wooden entrance gate leads to the front garden enclosed by hedges with lawn, leading to rear garden with patio and wooden panel storage shed and oil tank. There is a large lawned garden to the rear enclosed by hedges with gate accessed from Carters Garth Close. Great potential to create off road parking from the rear or to be used as an area for entertaining / al fresco dining

**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 A: 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  
39.0 sq.m. (420 sq.ft.) approx.

1ST FLOOR  
40.6 sq.m. (437 sq.ft.) approx.

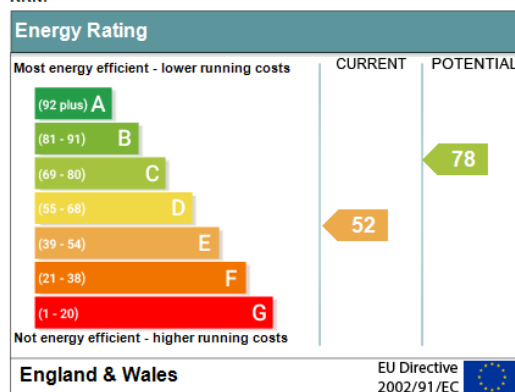


TOTAL FLOOR AREA: 79.6 sq.m. (857 sq.ft.) approx.

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.  
Made with Metropix ©2025

Address: 14 Carters Garth Close, Grainthorpe, LOUTH, LN11 7HY

RRN:



**DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS** Although we have taken great care to insure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. In particular any information provided in respect of tenure, council tax, rateable values etc has been given in good faith and whilst believed to be correct, may be subject to amendment. Any references to the condition, use or appearance of the property are made for guidance only, and no warranties are given or implied by this information. It is not Crofts policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquires, in order to ensure that any necessary consents have been obtained. All measurements are approximate and are for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purpose only, and are not for any other use but guidance & illustration. Crofts have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore verify that they are in working order, or fit for their intended purpose. These details do not form any part of any contract, and unless specifically stated otherwise, furnishings and contents are not included within this sale.