



CROFTS ESTATE AGENTS

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CLEETHORPES
01472 200666

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



11 St. Edith Gate Grimoldby
Louth
LN11 8SS

£200,000

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



Property Description

This superb semi detached home is nestled in the corner of a quiet cul de sac in the well regarded village of Grimoldby. Offered for sale with NO FORWARD CHAIN, this well presented property is an ideal first time purchase , standing in large private corner gardens and having a single garage and driveway to the front. Internal viewings are an absolute must, in order to appreciate the modern and well appointed living accommodation which has been fully upgraded by the present owners to an exceptional standard. Briefly comprising of: Lounge, conservatory, open plan fitted kitchen dining room, utility room, cloakroom, first floor landing , two double bedrooms and superb 4 piece bathroom suite. Having full benefits of full uPVC double glazing and gas central heating system, the outdoor space is ideal for families with private corner gardens, driveway and detached single garage providing ample off road parking

Lounge

19' 6" x 11' 2" (5.942m x 3.408m)

uPVC door to front opens into lounge. uPVC window to front. Stairs to first floor landing, patio doors to rear opens into conservatory. Tiled floor, radiator, open brick feature fireplace.

Conservatory

11' 2" x 9' 11" (3.412m x 3.034m)

uPVC sliding doors to side leading to outside. Modern flooring

Kitchen dining room

19' 5" x 12' 9" (5.923m x 3.880m)

uPVC window to front. uPVC door and side panels to rear. Spotlight ceiling. Range of modern fitted units. Radiator. Central island incorporating sink. Range oven, extractor hood, tiled splashbacks. Door to side leads into hallway leading to cloakroom and utility rooms

Hallway

uPVC door to side leads into garden. Door to front leads to utility room. Door to rear opens into cloakroom

Utility room

11' 2" x 5' 10" (3.404m x 1.79m)

uPVC window to side. Range of fitted units. Fully tiled floors. Plumbing for a washing machine.

Cloakroom

2' 6" x 5' 9" (0.75m x 1.75m)

Opaque upVC window to rear. Close coupled w/c, heated towel rail, pedestal wash basin

First-Floor-Landing

Leading to two bedrooms and bathroom suite. uPVC window to front

Bedroom 1

19' 6" x 12' 6" (5.948m x 3.815m)

uPVC window to front and rear, radiator

Bedroom 2

11' 11" x 11' 9" (3.64m x 3.59m)

uPVC window to rear, radiator

Bathroom

8' 8" x 6' 9" (2.641m x 2.055m)

Opaque uPVC window to front, panelled bath, close coupled w/c with vanity wash basin, walk in shower . tiled walls heated towel rail

Outside

The property is approached by a large driveway leading to single detached garage and low maintenance gravelled garden to the front. There is an additional plot of land to the side of the property with storage shed which has potential for use as an allotment or could be adjoined to the rear garden which is private and low maintenance, with lawn and gravelled borders, enclosed by tall established fencing and hedges giving the rear garden privacy.



Tenure

Believed to be , 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 A: 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.



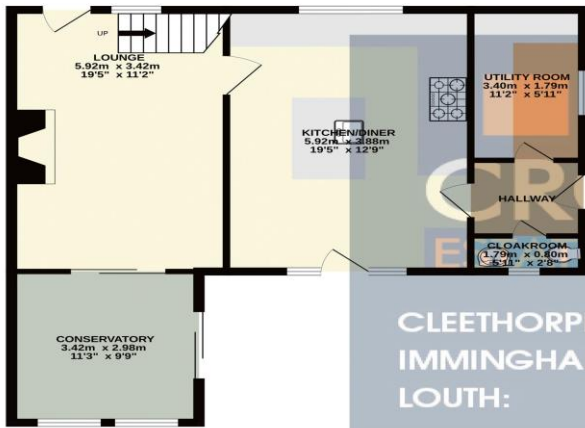


OPEN 7 DAYS A WEEK

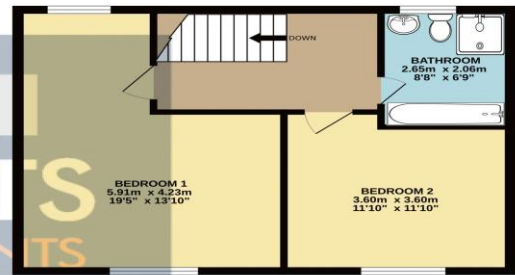
Monday to Friday
Saturday
Sunday

9am to 5.30pm (Tuesday opening 9.30am)
9am to 3.00pm
11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR
63.0 sq.m. (678 sq.ft.) approx.



1ST FLOOR
46.3 sq.m. (498 sq.ft.) approx.



CLEETHORPES: 01472 200666
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LOUTH: 01507 601550

TOTAL FLOOR AREA: 109.3 sq.m. (1176 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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