



CROFTS ESTATE AGENTS

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



Grimsby Road

Humberston
DN36 4AF

£299,950

Crofts estate agents are delighted to be able to offer to the market this most beautifully presented and extended three bedroom semi-detached house found within this sought after and popular location in Humberston. Offering the benefits of gas central heating and uPVC double glazing, this superb home has had an extension across the rear to create a superb dining living kitchen with bi fold doors to the garden and having snug/family room off. The remainder of the accommodation briefly comprises entrance hallway, cloakroom, living room, as mention superb open plan living dining kitchen with snug/family room off, landing, modern bathroom and three bedrooms. Front garden with ample off road parking. Good sized rear garden enjoying a reasonably sunny aspect and having decked patio area with pergola over and a timber summer house/garden room or ideal home office. Detached garage.

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Entrance Hallway

17' 3" x 5' 11" (5.252m x 1.816m)

Pleasantly presented and having decorative glazed entrance door to the front elevation with two adjoining glazed panels. Central heating radiator. Laminate flooring. Understairs storage cupboard.

Cloakroom

Offering uPVC double glazed window to the side elevation, the cloakroom is fitted with a close coupled w.c and wall mounted wash hand basin. Central heating radiator.

Lounge

15' 1" into bay x 11' 5" (4.586m x 3.475m)

Offering walk in uPVC double glazed bay window to the front elevation the lounge is pleasantly presented and has a feature fireplace with open styled living flame gas fire. Coving and rose to the ceiling. Central heating radiator.

Kitchen/Diner/Living

17' 9" min x 15' 6" maximum (5.409m x 4.728m)

An extension to the rear creates this super open plan styled dining living kitchen with snug/family room off. The kitchen itself offers an extensive array of fitted wall and base units with matching central island and built in bar creating an ideal entertainment area. With integrated dishwasher and fridge and freezer, there is also plumbing and space for a washer and dryer as well as space to accommodate a range oven with extractor over. Inset one and a

half sink and drainer. Vertical central heating radiator. uPVC double glazed window to the side elevation and bi folding doors to the rear opening to the garden. The kitchen also opens into a lovely snug/family room.

Family Room/Snug

14' 1" x 10' 5" (4.283m x 3.183m)

Opening from the super kitchen dining area, this lovely space offers a place to sit and relax and has a central heating radiator. Fire surround with open fire (not tested). Central heating radiator.

First Floor Landing

uPVC double glazed window to the side elevation. Coving and loft access to the ceiling. Central heating radiator.

Bathroom

6' 8" x 6' 2" (2.030m x 1.881m)

Offering uPVC double glazed window to the front elevation, this modern bathroom is fitted with a vanity wash hand basin, close coupled w.c and panelled bath with screen and shower over. Tiling to the walls. Fitted extractor fan. Chrome towel radiator.

Bedroom One

15' 1" into bay x 11' 3" into wardrobes (4.598m x 3.427m)

The main bedroom has a walk in bay window to the front elevation, fitted wardrobes and a central heating radiator.

Bedroom Two

14' 2" x 10' 5" (4.307m x 3.183m)

uPVC double glazed window to the rear elevation. Coving to the ceiling. Central heating radiator. Decorative cast iron fireplace.

Bedroom Three

8' 9" x 7' 1" (2.678m x 2.151m)

uPVC double glazed window to the rear elevation. Central heating radiator.

Outside

The front garden offers a gravelled driveway creating ample off road parking for several vehicles and leads down the side elevation of the property and onto a detached garage. The remainder of the front garden is lawned. The rear garden is in this agents opinion one of the key selling features to this lovely home and benefits from a sunny facing aspect. The perfect garden for those whom like to entertain from home, it offers paved patio directly to the rear of the house, lawn and then a lovely decked area with timber pergola over with built in Mediterranean styled fireplace. Another feature to this lovely home has to be the detached cabin to the bottom of the garden which creates an ideal hobby room, home office or just a simple garden room.

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 B: 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

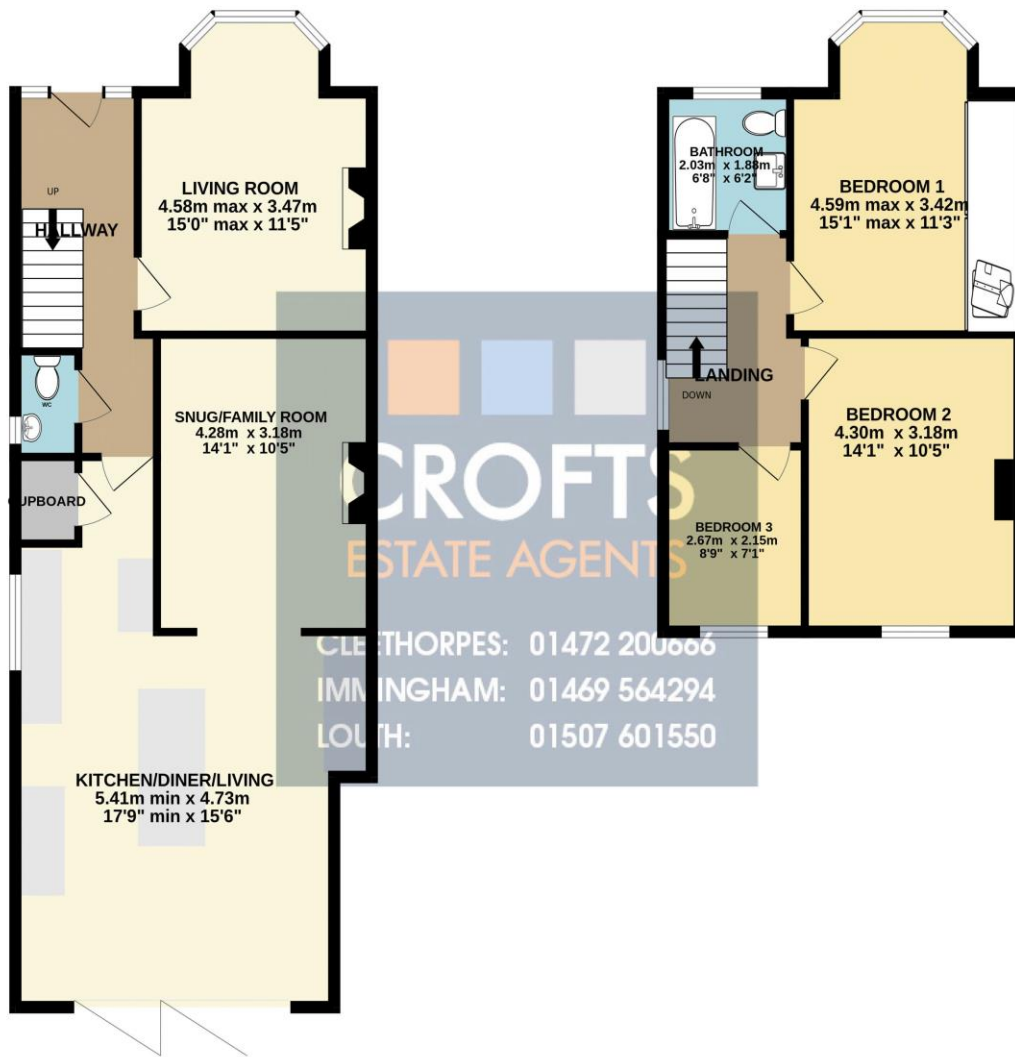
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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



GROUND FLOOR
68.9 sq.m. (741 sq.ft.) approx.

1ST FLOOR
42.5 sq.m. (457 sq.ft.) approx.



TOTAL FLOOR AREA : 111.4 sq.m. (1199 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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