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



66 Nelson Way
Grimsby
DN34 5UL

Offers in the Region Of
£165,000

Coming to the market with NO FORWARD CHAIN is this well presented three bedroom detached house. Tucked away off the main road boasting a long smart stone bonded driveway with off road parking for up to six cars plus detached garage, this property also boasts open views to the rear of the estate. Extended to the rear with a good sized conservatory, the property briefly consists of entrance hall, lounge diner, kitchen, conservatory, stairs and landing, three bedrooms and first floor shower room. Outside the property offers low maintenance gravel garden to the front with two tiered garden to the rear with two patio areas, lawn and gravel borders.

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

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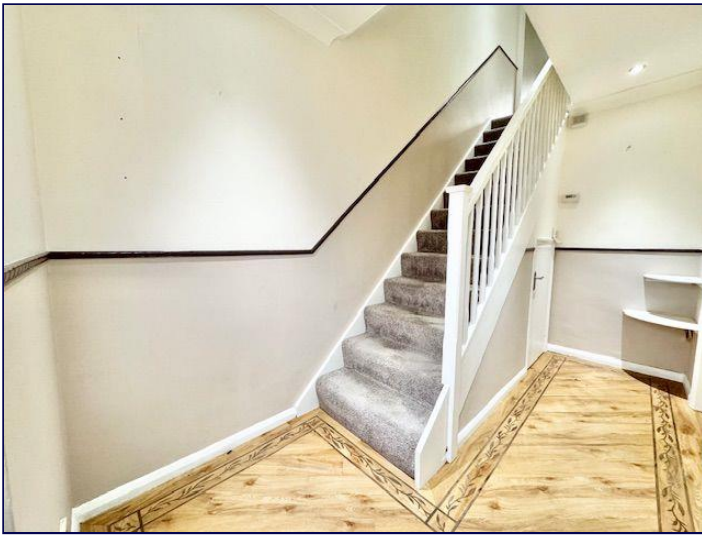
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Entrance hall

11' 6" x 5' 11" (3.50m x 1.80m)

The entrance has Amtico wood effect flooring, neutral decor, radiator with cover, uPVC window and uPVC frosted door, coving, under stairs storage and four down lights.

Lounge diner

19' 9" x 11' 9" (6.03m x 3.57m)

The open plan lounge diner does exactly what it says on the tin with space for both. The room has wood laminate flooring, neutral decor, uPVC window and vertical blinds to the front and uPVC French doors with the same blinds to the rear. There are two radiators, coving and pendant light.

Kitchen

11' 9" x 9' 3" (3.57m x 2.83m)

The kitchen offers a range of cream units to wall and base with light grey work tops and 1.5 sink drainer and tiled splash backs over. The room has space for cooker, washing machine and tall fridge freezer, tile effect vinyl floor, uPVC frosted door to the rear, uPVC window, radiator, neutral decor and four down lights.

Conservatory

10' 10" x 8' 4" (3.30m x 2.55m)

The conservatory is an extension and has brick base with uPVC windows, French doors and ceiling. The room has neutral decor, fitted blinds, pendant and wall light.

Stairs and landing

The carpeted stairs lead to the same on the landing, both with neutral decor and coving with pendant light, storage cupboard and loft access to the landing

Bedroom One

10' 4" x 11' 3" (3.15m x 3.42m)

The main bedroom boasts a generous range of fitted wardrobes and draws plus neutral decor and carpet, uPVC window with fitted blinds, pendant light and radiator.

Bedroom Two

11' 1" x 8' 4" (3.37m x 2.54m)

The second bedroom is a double too with laminate floor, neutral decor, radiator, pendant light and radiator.

Bedroom Three

8' 1" x 9' 2" (2.46m x 2.79m)

The third bedroom is a single room with wood laminate floor, yellow decor, radiator, pendant light and uPVC window.

Shower room

8' 3" x 6' 4" (2.52m x 1.93m)

The shower room has double shower with pale aqua boarded walls, WC and vanity sink. The room has tile effect vinyl floor, neutral

decor, frosted uPVC window and blind, three down lights and extractor.

Rear garden

The rear garden is on two levels with a lower block paved and slab patio area with steps up to grass garden area with gravel borders and second patio area. The garden is all enclosed with timber fencing to 6' plus with timber gate to garage and driveway.

Front garden and driveway

The front garden is laid to low maintenance gravel with mature bush and tree. The long driveway with open front has been stone bonded with block paved edging to create parking for up to six cars and or camper van or caravan. The area is surrounded with quality timber fencing to all sides.

Garage

16' 10" x 8' 3" (5.13m x 2.52m)

The garage is brick built with up and over metal door to the front, felt roof with power and light internally.



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 B: To confirm council tax banding for this property please
view the website 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)

