



# CROFTS ESTATE AGENTS

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



101 Lord Street  
Grimsby  
DN31 2NH

Offers in Excess of £94,000

Within easy walking distance of Grimsby Town centre and all of its amenities and transport links is this keenly priced substantial three bedroom semi detached house. Positioned on a corner plot with possibilities to add off road parking, this property has a good layout and briefly comprises entrance hall, lounge, dining room, newly fitted matte blue kitchen breakfast room to the ground floor with three double bedrooms and bathroom to the first floor. In need of some attention in some areas like the bathroom, the property is priced to sell with that in mind and makes the ideal first or second time purchase or possible buy to let with rents coming in at approximately £600 PCM for properties of this size. To the rear a good size garden is south facing with two brick outbuildings including outside toilet.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

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**Entrance hall**

6' 6" x 3' 3" (1.99m x 1.00m)

A small entrance has uPVC frosted front door, white decor, wood laminate and pendant light.

**Lounge**

10' 2" x 13' 3" (3.11m x 4.03m)

With grey decor and feature wall, grey carpet, two uPVC windows, ceiling light, radiator and wood surround gas fire, tiled inset and marble hearth.

**Dining room**

12' 5" x 13' 2" (3.78m x 4.01m)

A large dining room has yellow decor to coving, wood laminate floor with feature wall, radiator, under stairs storage, uPVC window and ceiling light.

**Breakfast kitchen**

7' 1" x 13' 1" (2.17m x 4.00m)

A new blue matte finish kitchen with wood effect work tops has classic style tiled splash backs, five ring gas hob with extractor over, electric oven and grill, space for washing machine and tall fridge freezer, white sink drainer, two uPVC windows, pendant light, radiator and uPVC frosted door to the rear.

**Stairs and landing**

The stairs and landing have white decor, brown carpet, pendant light and loft access.

**Bedroom One**

10' 3" x 13' 3" (3.13m x 4.04m)

The bedroom has rose colour decor with feature walls, uPVC window to the front, light brown carpet, pendant light, radiator and original cast iron fireplace.

**Bedroom Two**

7' 2" x 13' 3" (2.19m x 4.04m)

A double bedroom to the rear of the property has neutral decor and feature wall, uPVC window, radiator and pendant light.

**Bedroom Three**

8' 8" x 10' 3" (2.63m x 3.13m)

The smallest of the three rooms has striped and grey walls, brown carpet, uPVC window, radiator and pendant light.

**Bathroom**

6' 6" x 6' 1" (1.98m x 1.86m)

The bathroom has three piece bathroom suite with shower over the bath, blue and white splash back tiling, green decor, blue vinyl floor, ceiling light and radiator.

### **Rear garden**

The south facing rear garden has the ability to have off road parking from the side street with the correct planning. Currently the garden has concrete pathm decking, raised soil beds, block paving and concrete patio, concrete hard standing, timber fencing and timber shed. A timber gate leads back to the side of the house.

### **Side garden**

The side of the property is where the main entrance is, there is a picket style fence and gate from the pavement with gated entrance to the rear garden. The area is low maintenance concrete.



**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.

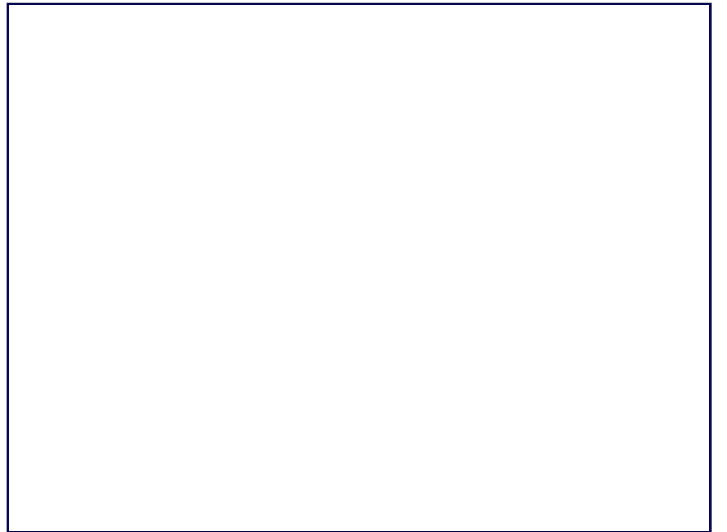
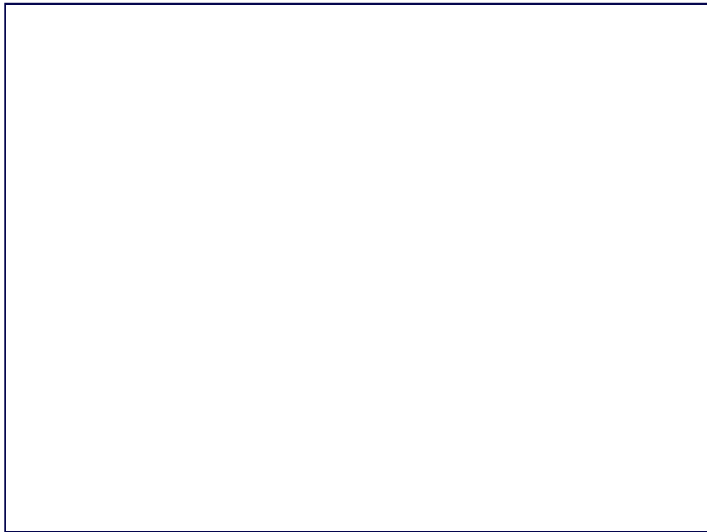
**Viewings**

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)



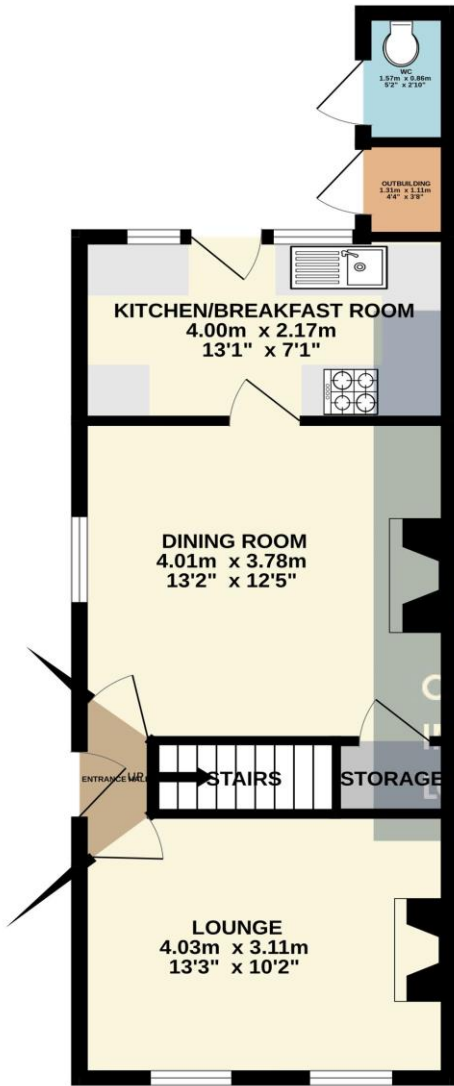


**OPEN 7 DAYS A WEEK**

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  
40.7 sq.m. (439 sq.ft.) approx.

1ST FLOOR  
38.5 sq.m. (415 sq.ft.) approx.



**CROFTS**  
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TOTAL FLOOR AREA : 79.3 sq.m. (853 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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