



CROFTS ESTATE AGENTS

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



Albatross Drive

Grimsby
DN37 9PE

Offers in the Region Of
£275,000

Crofts estate agents are pleased to present to the market this stylish FOUR bedroom detached family home which is beautifully appointed throughout. Set within this popular location providing good road links, the property is offered for sale with no forward chain on the vendors side. Enjoying the benefits of double glazing, gas central heating and air conditioning units to some of the rooms early viewing is advised. This lovely home briefly comprises entrance porch, hallway, cloakroom, lounge, modern and stylish dining kitchen and then finally a sunroom to the rear. To the first floor there is the landing, four piece bathroom and then four bedrooms, three of which are doubles. Well kept front and rear gardens with the rear enjoying a good degree of privacy. Driveway and integrated garage.

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Entrance Porch

10' 2" x 4' 1" (3.087m x 1.245m)

Extended to the front to create a useful entrance lobby with composite entry door and two uPVC double glazed windows the side elevation and one to the front.

Hallway

Tastefully decorated and having return stairs to the first floor accommodation. Coving to the ceiling. Central heating radiator. Personal door through to the garage. Underfloor heating.

Cloakroom

3' 1" x 5' 11" (0.948m x 1.808m)

Fitted with a w.c and washbasin with tiled splashback. Central heating radiator. Double glazed window to the side elevation.

Lounge

13' 11" x 11' 11" (4.236m x 3.620m)

uPVC double glazed bow window to the front elevation. Central heating radiator. Attractively decorated with coving to the ceiling, the lounge has a main focal point created by the Log burner. Folding doors provide access back into the modern dining kitchen.

Dining Kitchen

8' 11" x 24' 9" (2.706m x 7.548m)

A superb and stylish kitchen which offers an excellent array of fitted wall and base units with complementary work surfacing with inset one and a half sink and drainer. Integrated microwave, double oven and five ring gas hob. Dishwasher. Space to accommodate an American styled fridge freezer. Down lighting to the ceiling. Tiled flooring with underfloor heating. Air conditioning unit. uPVC window and door to the rear elevation. Opens to the sunroom.

Sunroom

10' 5" x 9' 4" (3.167m x 2.855m)

A lovely space to sit and relax enjoying the view over the garden. Electric radiator. Tiled flooring. French doors out to the garden.

First Floor Landing

Storage cupboard containing a central heating towel radiator creating a useful airing cupboard. Air conditioning unit. Loft access.

Bedroom One

14' 8" x 12' 5" (4.458m x 3.791m)

The first of the double bedrooms has a uPVC double glazed window to the front elevation. Central heating radiator. Built in wardrobe and storage cupboard. Air conditioning unit.

Bedroom Two

13' 0" into wardrobe x 12' 0" (3.971m x 3.669m)

uPVC double glazed window to the front elevation. Central heating radiator. Built in wardrobe.

Bedroom Three

10' 0" x 8' 5" min (3.036m x 2.573m)

uPVC double glazed window to the rear elevation. Laminate flooring. Central heating radiator. Built in desk.

Bedroom Four

5' 11" x 7' 3" (1.800m x 2.211m)

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

Bathroom

8' 11" x 8' 6" (2.723m x 2.580m)

A lovely bathroom offering uPVC double glazed window to the rear elevation. Coving and down lighting to the ceiling. Fitted with a freestanding roll top bath, shower cubicle, w.c and vanity wash hand basin, Two traditional styled radiators with towel bars.

Outside

To the front there is a double width driveway allowing for ample parking with the remainder of the garden having lawn. The rear garden has been well kept and again offers an expanse of lawn. Pergola to the rear of the garden. Timber shed and workshop with light and power. Outside tap. Side gate. Log store.

Garage

17' 9" x 8' 6" (5.412m x 2.582m)

Plumbing and space for a washer and dryer. Worcester gas boiler. Electric roller door to the front and the personal door into the hallway.

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 C: To confirm council tax banding for this property please view the website www.vo.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.

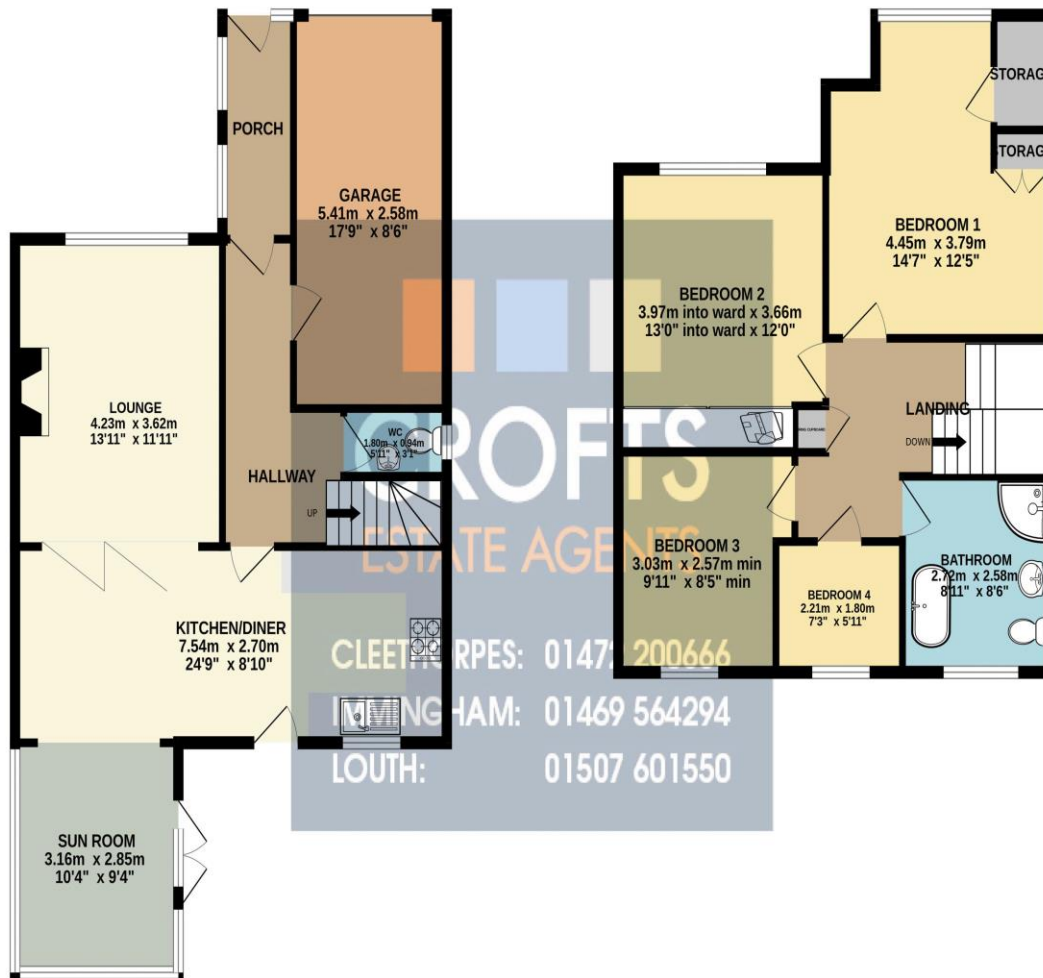
Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks, detailed photographic inventories and regular property inspections to



GROUND FLOOR
72.7 sq.m. (783 sq.ft.) approx.

1ST FLOOR
59.7 sq.m. (643 sq.ft.) approx.



TOTAL FLOOR AREA: 132.4 sq.m. (1,425 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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