



# CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

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



327 Grimsby Road  
Cleethorpes  
DN35 7ES

£199,995

Crofts estate agents are delighted to be able to bring to the market this stunning period home situated within easy access to the Cleethorpes beach and main shopping areas. This beautiful four bedroom mid terrace creates that ready to move into property for those looking for that mix of character and modern approach. Enjoying the benefits expected of gas central heating and uPVC double glazing, this lovely home comprises welcoming entrance hallway, bay fronted living room, family room, spacious fitted kitchen/dining room, utility and cloakroom to the ground floor. To the first floor you find the landing with stairs leading upto to the converted loft room creating a good sized third bedroom, lovely family bathroom and then three further good sized bedrooms. To the front there is an established garden and then to the rear this lovely sized garden enjoying a great degree of privacy. One of the great bonuses to this property is that there is a access road to the rear which allows for off road parking or even the opportunity to create a driveway to the rear of the garden. Viewing truly is a must to appreciate this super family home.

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### Entrance Hallway

The first thing you notice stepping into the hallway is the attractive original Victorian tiled flooring with deep skirtings, which in turn is complemented by the decorative bevel glazed uPVC entry door with adjoining glazed panel to the front elevation. Coving to the ceiling. Central heating radiator. Staircase to the first floor with useful understairs storage.

### Living Room

15' 4" into bay x 14' 3" (4.67m x 4.34m)

Attractively decorated, this lovely reception room has a large walk in uPVC double glazed bay window to the front elevation. Central heating radiator. Recessed opening to the chimney with inset oak beam over. Dado and picture rail to the walls.

### Family Room

12' 11" x 11' 5" (3.94m x 3.48m)

Offering uPVC double glazed French doors to the rear out to the garden. Coving to the ceiling and picture rail to the walls. Central heating radiator. Recessed opening to the chimney breast wall with inset oak beam over.

### Kitchen/Diner

24' 2" x 9' 3" (7.36m x 2.82m)

A lovely feature to this home has to be this attractive fitted kitchen offering an excellent array of fitted wall and base units with complementary work surfacing with inset one and a half sink and

drainer. Integrated oven and four ring electric hob with brushed steel splashback guard and chimney extractor over. Integrated dishwasher, fridge and freezer. Down lighting to the ceiling. uPVC double glazed windows and French doors to the side elevation. Central heating radiator.

### Utility room

4' 4" x 6' 0" (1.33m x 1.82m)

uPVC double glazed window to the rear elevation. Work surfacing with plumbing and space beneath for a washer and dryer.

### W.C

4' 4" x 2' 8" (1.319m x 0.818m)

uPVC double glazed window to the side elevation. Equipped with a close coupled w.c and wall mounted wash hand basin with tiled splashback.

### First Floor Landing

With staircase leading upto the converted loft room.

### Family Bathroom

9' 4" x 9' 0" (2.84m x 2.74m)

This spacious bathroom is fitted with a panelled bath with screen and shower over, vanity wash hand basin and w.c set into a modern unit. Splashback tiling. Chrome effect central heating towel radiator. uPVC double glazed window to the rear elevation. Storage cupboard housing an Ideal gas boiler.

### **Bedroom One**

15' 4" into bay x 11' 7" (4.67m x 3.53m)

The first of the double bedrooms has a walk in uPVC double glazed bay window to the front elevation. Pleasantly decorated and having coving to the ceiling. Central heating radiator.

### **Bedroom Two**

12' 11" x 11' 6" (3.94m x 3.51m)

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

### **Bedroom Four**

8' 6" x 9' 1" (2.59m x 2.77m)

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

### **Bedroom Three (Converted Loft)**

15' 5" x 9' 9" (4.70m x 2.97m)

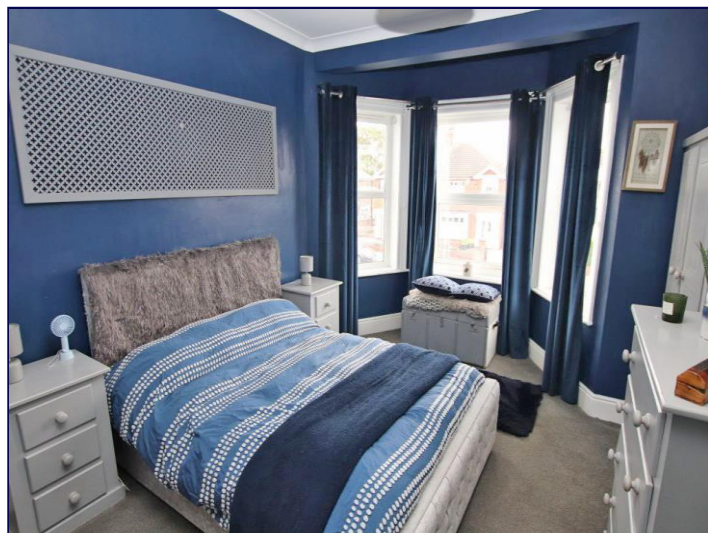
The converted loft creates this next good sized bedroom and has a velux window to the rear elevation. Central heating radiator. Storage to the eaves.

### **Front Garden**

With walled front perimeter the front garden has lawned area. Pathway to the front door.

### **Rear Garden**

One of the selling features to this property has to be that of its rear garden. This lovely sized garden is ideal for the family market to enjoy, relax and play within. Directly to the rear of the house you find the first of the patio areas with a slate bed. The next section of garden is lawned complemented with established trees and shrubs. Slate bed footpath leads down to the rear of the garden where you find a gravelled area creating another patio area or providing the opportunity to open the rear or provide gated access to create further off road parking via the access road to the rear.



**Tenure**

Believed to be Freehold, awaiting solicitors' formal confirmation.  
All interested parties are advised to make their own enquiries.

**Services**

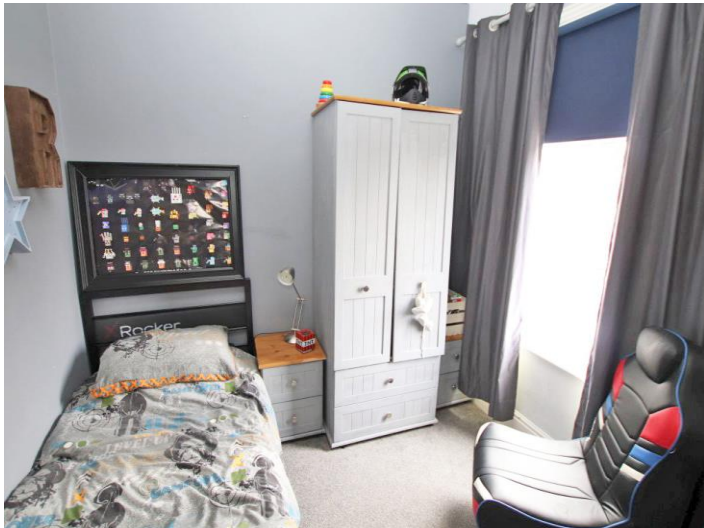
All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

**Viewings**

Please contact the relevant marketing office and all viewings are strictly by appointment only please.

**Council Tax Information**

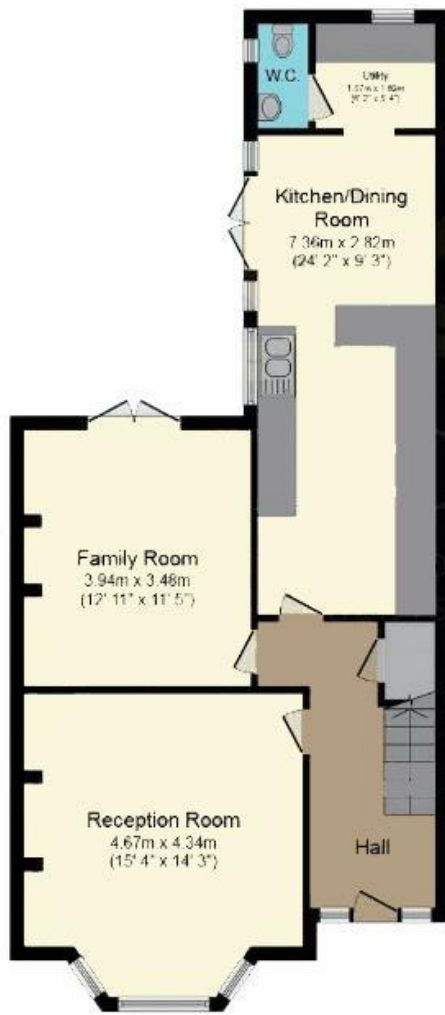
Band B: To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)



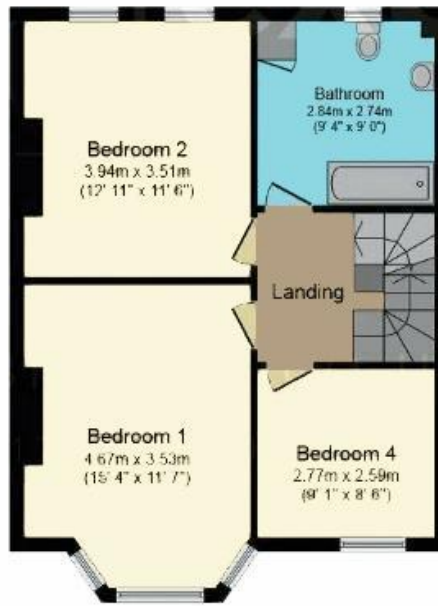


**OPEN 7 DAYS A WEEK**

|                    |   |
|--------------------|---|
| 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**



**First Floor**



**Second Floor**

Plans for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox