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



1 Crake Avenue
Grimsby
DN33 3NB

Offers in the Region Of
£295,000

Set upon a quiet Cul-de-sac in a leafy and desirable part of Scartho Grimsby is this triple extended FOUR BEDROOM semi detached house. A ground floor en suite annexe now serves as an endless possibility for future buyers including space for an elderly relative, teenage child or anyone with disability. A flexible two storey accommodation offers beautiful rooms including a stunning entrance with Parquet flooring, spacious lounge, extended kitchen and extended living dining room as well as the new r to the ground floor with two further large doubles, single bedroom and large extended bathroom with separate shower to the first floor. Outside stunning gardens are landscaped to the south west facing rear with large summer house and shed with the front offering cobbled parking space for two cars to the attractive frontage boasting bags of curb appeal.

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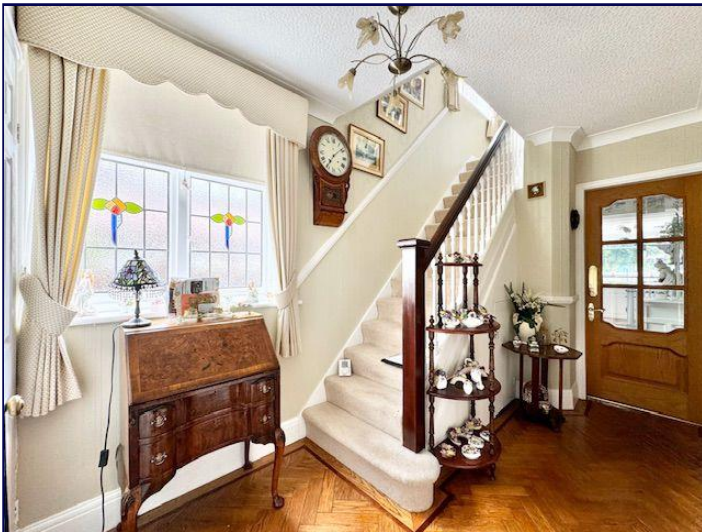
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Entrance Hall

11' 9" x 6' 9" (3.59m x 2.05m)

An impressive entrance hall comes through original frosted timber front door from a short covered porch to a hall with original Parquet wood flooring, cream decor with dado rail and coving, wood frosted stained glass window to the side, pendant light, radiator and built in jacket storage cupboard.

Lounge

11' 1" x 11' 5" (3.39m x 3.48m)

A well presented lounge has large uPVC glazed bay window to the front, wood laminate flooring, cream decor with coving and dado rail, ceiling rose with pendant light, radiator and feature Roman style fireplace with cream marble inset and hearth.

Living room

13' 0" x 11' 11" (3.97m x 3.64m)

Open plan to the extended dining room, the living room has cream carpet and decor with coving and dado rail, radiator, ceiling rose with pendant light and ornate fireplace with Mosaic tiled inset.

Dining room

8' 5" x 9' 2" (2.56m x 2.79m)

Extended from the living room with same decor and carpet as that area with uPVC French doors and two windows to the rear garden.

Kitchen

19' 5" x 8' 4" (5.91m x 2.54m)

The extended kitchen has a range of white units to three sides with granite effect work tops and one and a half sink drainer over. The room has recessed area for cooker, two uPVC windows, white decor, tiled floor and space for appliances.

Bedroom Four / Sun room

15' 0" x 8' 6" (4.57m x 2.58m)

Extended originally for an elderly relative with en suite wet room and utility closet. This room is now used as a sun room but can revert back to its original use for either another elderly relative, teenager or even persons with disabilities. The room has full length windows to the garden end to give stunning views to the rear with uPVC French doors to the patio area. The room has wood effect vinyl floor, two tone blue grey decor, coving, radiator and ceiling rose with pendant light.

En suite wet room / Ground floor shower room

5' 11" x 7' 8" (1.80m x 2.34m)

Part of the side extension, this en suite wet room is ideal for the elderly or disabled and has white WC and sink, shower, pop out floating frosted bay window, wet room floor, utility closet with plumbing for washing machine and dryer, coving, radiator and down lights.

Stairs and landing

The stairs and landing have cream carpet and cream decor to coving and dado rail, frosted uPVC to the side with stained glass, loft access and pendant light.

Bedroom One

12' 1" x 12' 0" (3.69m x 3.65m)

The large bedroom to the front is the main room and has uPVC bay window to the front, white decor to coving, cream carpet, radiator, ceiling light and original cast iron fireplace.

Bedroom Two

12' 2" x 11' 11" (3.72m x 3.64m)

Another large double to the back of the house has cream carpet, cream decor with feature wall, pendant light, radiator and uPVC window with blind to the rear.

Bedroom Three

8' 6" x 6' 9" (2.58m x 2.06m)

The smallest bedroom is a single with uPVC window to the front with blind, white decor, cream carpet, coving radiator and pendant light.

Family Bathroom

14' 3" x 8' 2" (4.35m x 2.50m)

A large extended bathroom has corner bath, double vanity sink, large free standing enclosed shower and WC. The room has grey tiled walls, grey wood effect vinyl floor, frosted uPVC window with blind, chrome towel radiator, boiler cupboard and six down lights.

Front garden and parking

A Mediterranean looking front garden has cobbled driveway for at least two cars from a iron gated driveway, low maintenance frontage with a mix of gravel, crazy paving and well stocked soil borders at the front of the house. The garden has a walled boundary with iron railings over with the most distinct feature about the front being the stunning Portuguese Laurel tree that sits to the front.

Rear garden

A stunning landscaped south west facing rear garden blooms throughout the year and has been lovingly matured over the years. A cobbled patio area to the back of the house offers sunny rest-bite with a curbed path of the same leading to raised platforms for a large timber summer house and timber shed. The garden is lawn on the way with beautiful well stocked borders at every turn plus

attractive raised slab pond area. The garden has timber borders to all sides with some larger conifer trees providing some screening.



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



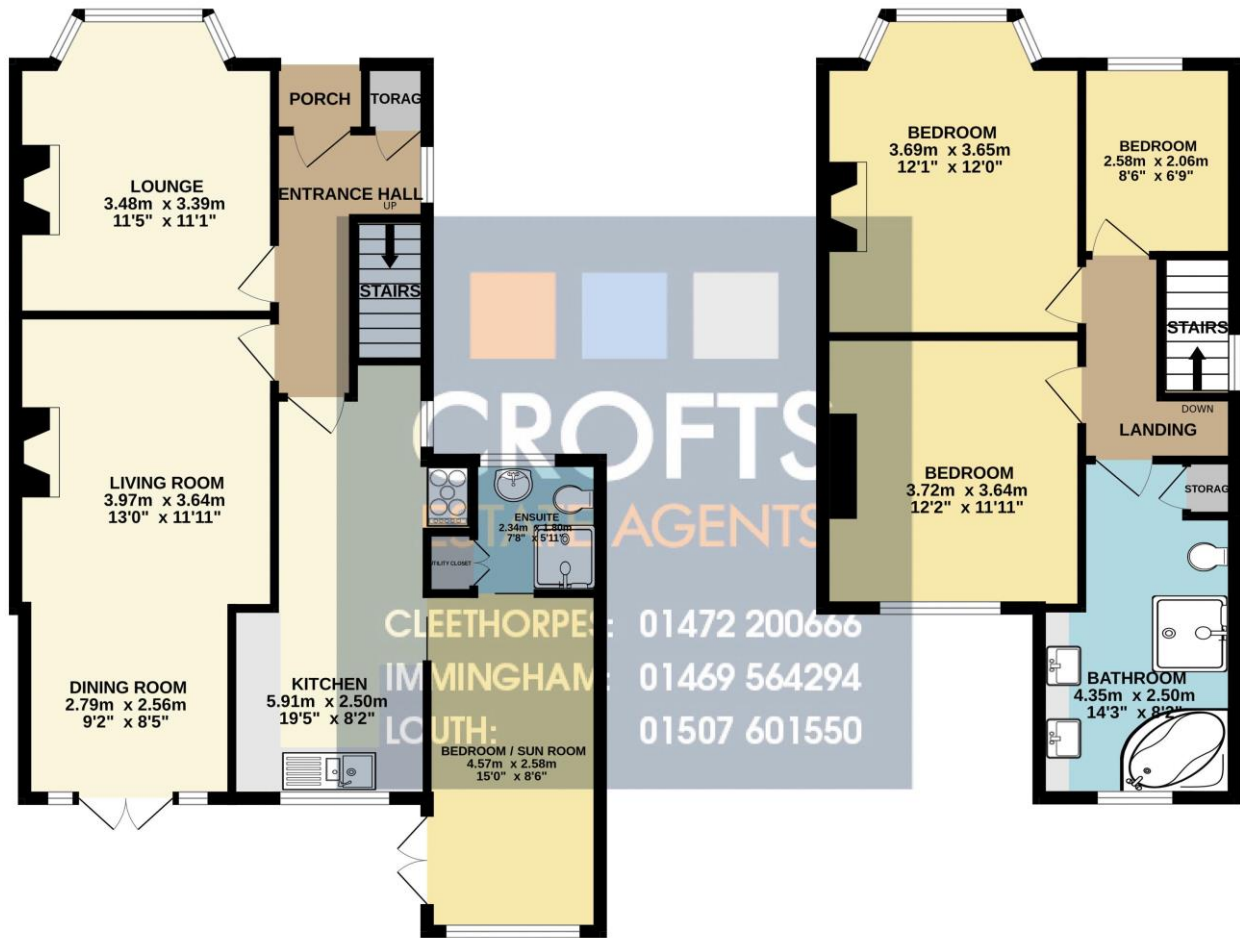


OPEN 7 DAYS A WEEK

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)

GROUND FLOOR
69.6 sq.m. (750 sq.ft.) approx.

1ST FLOOR
47.7 sq.m. (514 sq.ft.) approx.



TOTAL FLOOR AREA: 117.4 sq.m. (1263 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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