



# CROFTS ESTATE AGENTS

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



Anderby Drive

Grimsby  
DN37 9HB

Guide Price £145,000

We are pleased to be able to bring to the market this well presented three bedroom detached family home found within this popular residential location providing easy access to good road links. Offered for sale with no forward chain, this lovely home benefits from gas central heating and uPVC double glazing. The accommodation briefly comprises entrance porch, w.c, lounge / dining area, kitchen, landing, bathroom and three bedrooms. Front and good sized rear garden. Driveway and detached garage.

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#### Entrance Porch

uPVC double glazed window and entry door to the front elevation.

#### Cloakroom

3' 11" x 5' 11" (1.192m x 1.803m)

uPVC double glazed window to the side elevation. Fitted with close coupled w.c and wash hand basin. Chrome effect central heating radiator.

#### Lounge

11' 5" x 13' 11" (3.470m x 4.232m)

A lovely living area offering uPVC double glazed window to the front elevation. Pleasantly presented and having living flame gas fire with surround. Rose and coving to the ceiling. Opening through to the sitting / dining area.

#### Dining Sitting Area

12' 2" x 19' 7" (3.718m x 5.971m) maximums

Another good sized space which easily accommodates room for living and dining areas. Offering uPVC double glazed windows to the rear and side elevations. Central heating radiator. Coving and rose to the ceiling. Staircase to the first floor with storage cupboard below.

#### Kitchen

8' 11" x 18' 5" (2.712m x 5.623m) maximum points

Offering a range of wall and base units with complementary roll edged work surfacing with inset one and a half stainless steel sink and drainer. Integrated double oven and five ring gas hob with chimney extractor over. Plumbing for washing machine and dishwasher. uPVC double glazed French doors and window to the rear elevation and two further windows to the side. Second entry door leading out to the side aspect. Central heating radiator.

#### First Floor Landing

Coving to the ceiling. Central heating radiator. Storage cupboard.

#### Bedroom One

8' 10" x 13' 10" (2.70m x 4.213m)

uPVC double glazed window to the front elevation. Coving to the ceiling and having laminate flooring. Fitted wardrobes along with overhead storage.

#### Bedroom Two

8' 8" x 7' 6" (2.635m x 2.274m)

uPVC double glazed window to the side elevation. Central heating radiator. Laminate flooring. Fitted wardrobe.

### Bathroom

5' 11" x 7' 5" (1.814m x 2.257m)

uPVC double glazed window to the side elevation. Equipped with a panelled bath with electric shower over, wash basin and w.c. Chrome effect central heating towel radiator. Splashback tiling.

### Bedroom Three

9' 0" x 13' 9" (2.737m x 4.201m)

uPVC double glazed window to the rear elevation. Central heating radiator. Fitted wardrobes and overhead storage cupboards.

### Outside

The property is set upon this good sized plot which offers to the front a block paved driveway creating ample off road parking and leading under a car port and onto the detached garage. The remainder of the front garden is lawned. To the rear you find a lovely sized family garden which offers a sunny aspect and has paving, gravelled beds and a large decked area ideal for out door entertaining. Detached brick garage which has light and power and benefits from a side window and personal door.

### 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.voa.gov.uk/cti](http://www.voa.gov.uk/cti)

### Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit [www.croftsestateagents.co.uk](http://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 name just a few of our services.

### Mortgage and Financial Advice

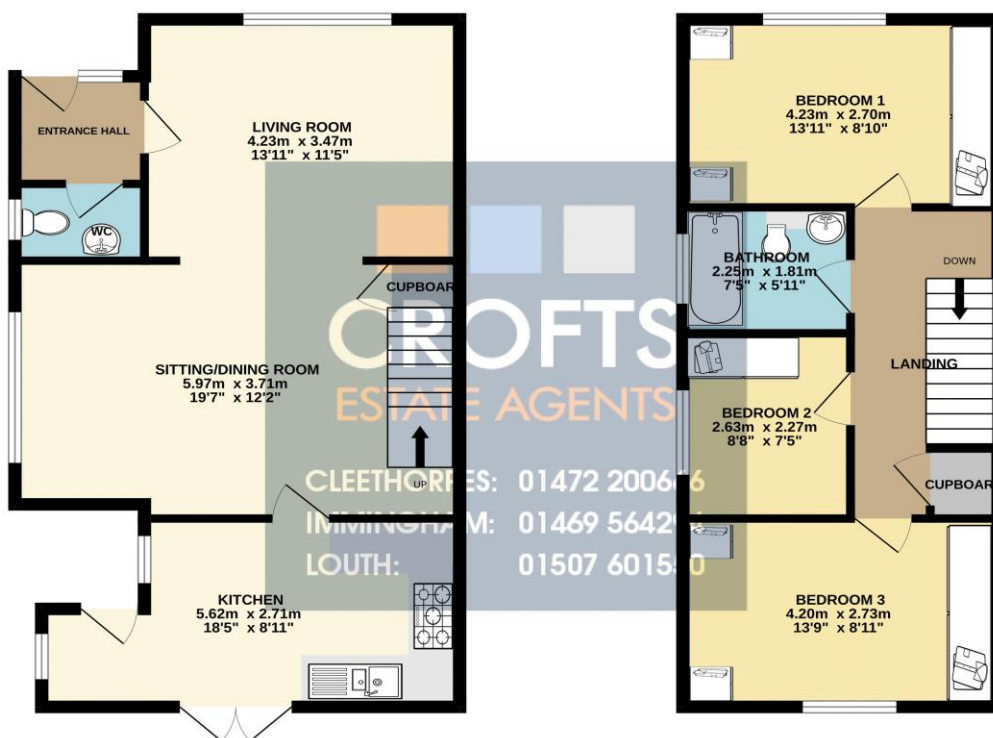
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

**STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**



GROUND FLOOR  
54.5 sq.m. (587 sq.ft.) approx.

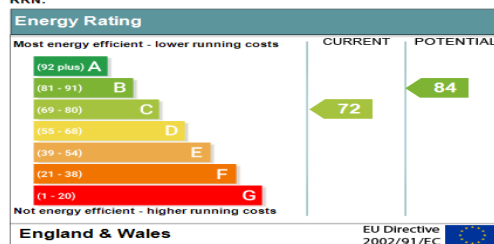
1ST FLOOR  
41.9 sq.m. (451 sq.ft.) approx.



TOTAL FLOOR AREA: 96.4 sq.m. (1037 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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Address: 44 Anderby Drive, GRIMSBY, DN37 9HB  
RRN:



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