



CROFTS ESTATE AGENTS

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



St. Nicholas Drive

Grimsby
DN37 9RD

Offers in the Region Of
£279,950

Set within this popular area, we are pleased to bring to the market this FOUR DOUBLE bedroom detached family home found within this popular residential area which provides good road links to the A180, with local amenities literally just across the road. Offering the benefits of gas central heating and uPVC double glazing, the accommodation on offer briefly comprises entrance hallway, cloakroom, lounge, breakfast kitchen, dining/sitting room, landing, bathroom and four double bedrooms. Good sized gardens, ample off road parking and integrated garage. Early viewing is advised.

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham :

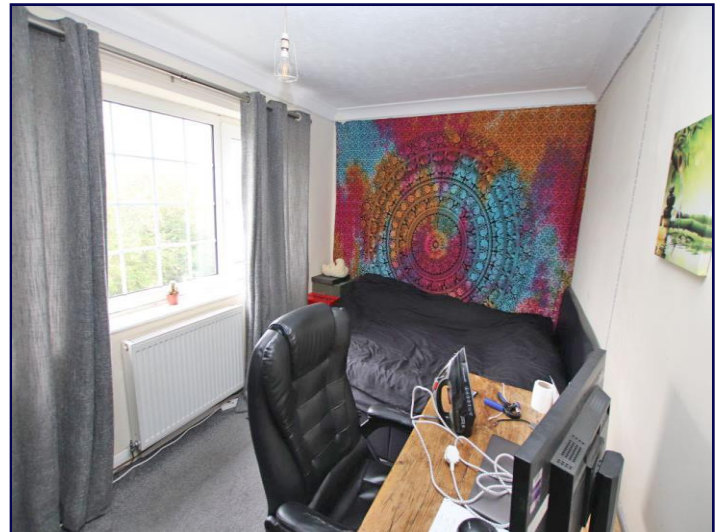
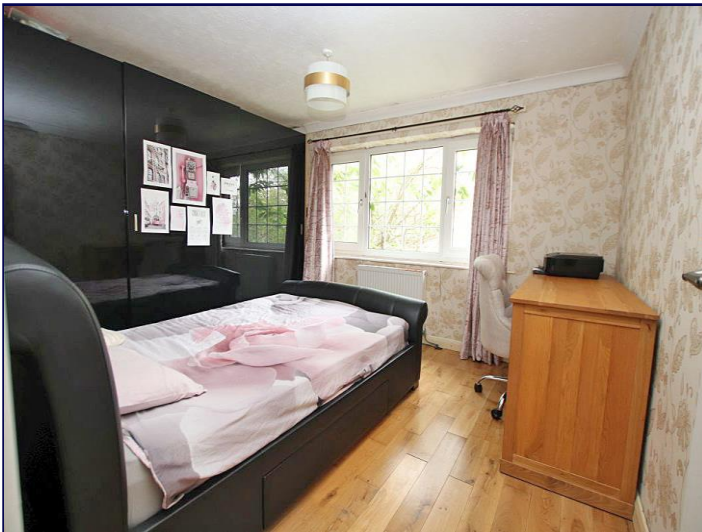
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Entrance Hallway

uPVC double glazed entry door to the front elevation. Central heating tiled radiator. Tiled flooring. Opening to the living room.

Cloakroom

uPVC double glazed window to the side elevation and fitted with a w.c and wash hand basin. Central heating radiator.

Living Room

17' 2" x 12' 6" (5.244m x 3.820m)

Offering uPVC double glazed bow window to the front elevation, the main reception room has been opened into the hall, but could easily be separated again for those wishing to do so. Covings and rose to the ceiling. Central heating radiator. Living flame gas fire with surround.

Kitchen

10' 5" x 13' 2" (3.176m x 4.005m)

With windows to the rear and side elevations the breakfast kitchen offers a good complement of fitted wall and base units with contrasting work surfacing with inset one and a half sink and drainer. Splashback tiling. Integrated oven and four ring gas hob with extractor over set into a Dutch canopy. Plumbing for a washing machine. Opens to the dining/sitting area.

Dining or Sitting Room

10' 6" x 12' 7" (3.196m x 3.827m)

uPVC double glazed French doors to the rear elevation. Central heating radiator.

First Floor Landing

Good sized landing area with coving and loft access to the ceiling. Dado rail to the walls. uPVC double glazed window to the side elevation.

Bedroom One

11' 0" x 14' 1" into wardrobes (3.344m x 4.291m)

uPVC double glazed window to the front elevation. Central heating radiator. Covings to the ceiling. Fitted wardrobes.

Bedroom Two

10' 3" x 11' 9" (3.113m x 3.570m)

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

Bedroom Three

7' 10" min x 13' 5" (2.381m x 4.095m)

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

Bedroom Four

10' 9" x 12' 5" (3.281m x 3.772m)

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

Bathroom

9' 6" x 8' 6" (2.898m x 2.588m)

A lovely sized bathroom which is fitted with a panelled bath with shower fitment and screen, wall mounted wash hand basin and close coupled w.c. Tiling to the walls. Central heating towel radiator. uPVC double glazed window to the side elevation.

Outside

The property benefits from reasonable sized gardens to the front and rear elevations, with the front creating ample off road parking and leading upto the single integrated garage. The rear garden enjoys a reasonable degree of privacy and is mainly lawned along with a large decked patio area ideal for outdoor entertaining.

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 D: To confirm council tax banding for this property please view the website 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 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

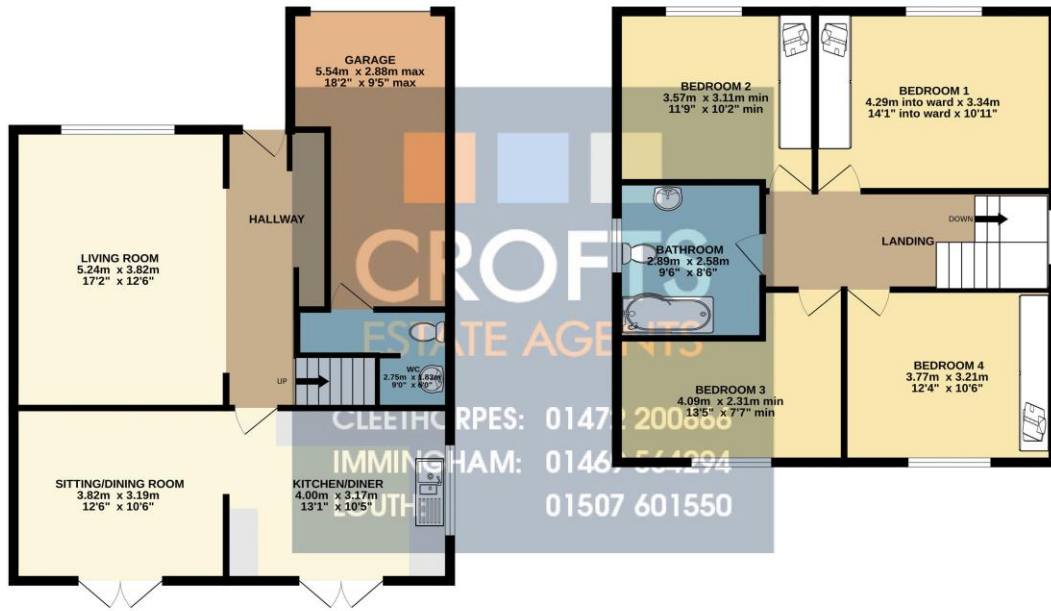
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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
71.8 sq.m. (772 sq.ft.) approx.

FIRST FLOOR
65.8 sq.m. (708 sq.ft.) approx.



TOTAL FLOOR AREA : 137.5 sq.m. (1480 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 | | 83 B |
| 69-80 | C | 74 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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