



# 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



6 St. Catherines Court  
Grimsby  
DN34 5XL

£104,950

Offered for sale with no forward chain on the vendors side, we are pleased to be able to bring to the market this two bedroom end link property found within the ever popular location which itself offers a range of local amenities. Benefitting from uPVC double glazing and electric storage radiator heating, internal viewing is highly advised with the accommodation on offer briefly comprising living room, breakfast kitchen, first floor landing, bathroom and two bedrooms. Open plan frontage with parking and a private rear garden which enjoys a relatively low maintenance garden with patios areas complemented with graveled area and established shrubs.

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

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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### Living Room

15' 11" x 11' 8" (4.839m x 3.548m)

Offering uPVC double glazed windows to the front and side elevations. uPVC double glazed entry door to the side elevation. Two storage radiators. Louis styled fire surround with electric fire. Staircase to the first floor accommodation. Coving to the ceiling.

### Kitchen/Breakfast Room

8' 5" x 11' 8" (2.564m x 3.548m)

With sliding patio doors to the rear elevation and having a range of fitted wall and base units with contrasting work surfacing with inset stainless steel sink and drainer. Integrated oven and four ring electric hob with filter hood over. Plumbing for a washing machine. Tiled splashback. Coving to the ceiling. Storage radiator. Space to accommodate a breakfast table and chairs.

### First Floor Landing

uPVC double glazed window to the side elevation. Coving and loft access to the ceiling.

### Bedroom One

8' 5" x 11' 8" (2.568m x 3.550m)

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

### Bedroom Two

8' 5" x 11' 8" (2.577m x 3.549m) max

uPVC double glazed window to the front elevation. Storage radiator. Storage cupboard located above the stair bulk head.

### Bathroom

7' 2" x 4' 10" (2.175m x 1.474m)

The bathroom is equipped with a panelled bath with electric shower over, pedestal wash hand basin and low level w.c. Splashback tiling. Electric towel radiator. Fitted extractor fan.

### Outside

To the front of the property there is an open plan front garden with lawned area and parking space. The property also comes with a second piece of grassed area to the front which creates the possibility for a further parking space for those wishing to do so. The rear garden offers patio areas, gravelled area and established shrubs. Gated side access providing access from the front 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.

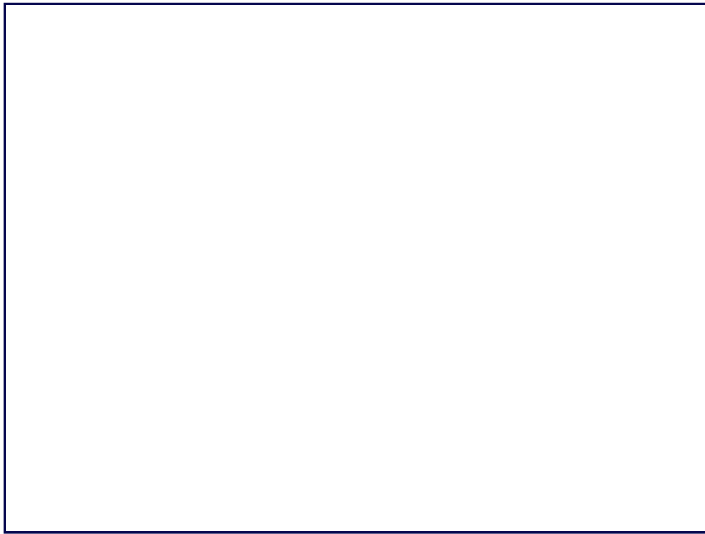
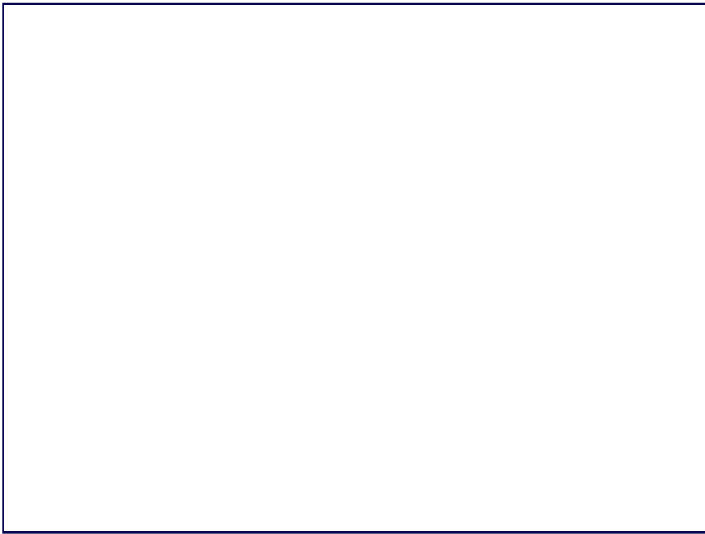
**Viewings**

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

**Council Tax Information**

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



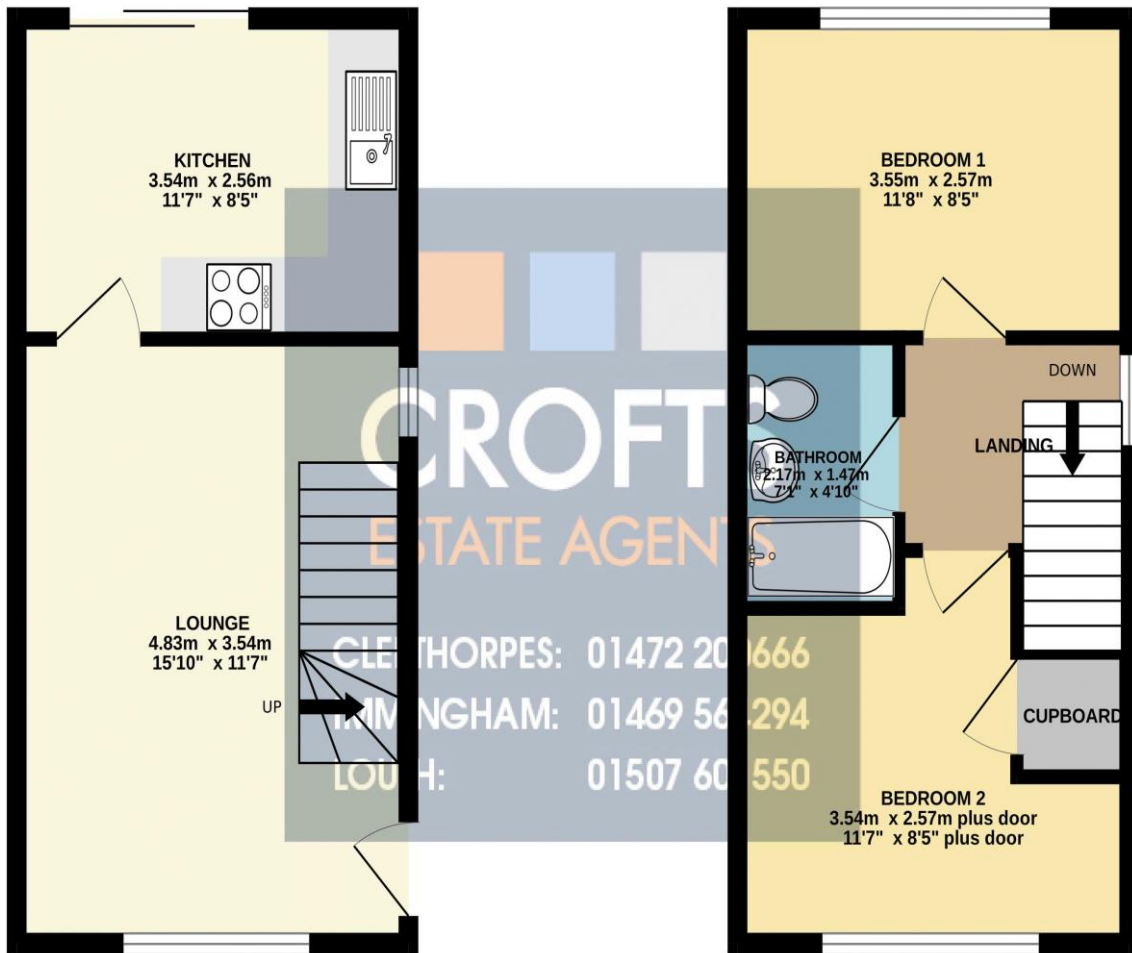


**OPEN 7 DAYS A WEEK**

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  
26.5 sq.m. (285 sq.ft.) approx.

1ST FLOOR  
26.5 sq.m. (285 sq.ft.) approx.



TOTAL FLOOR AREA : 53.0 sq.m. (570 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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