



# CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

CLEETHORPES  
01472 200666

IMMINGHAM  
01469 564294

LOUTH  
01507 601550

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



## The Ridgeway

Grimsby  
DN34 5PG

Offers in the Region Of  
£159,950

**NO FORWARD CHAIN - POTENTIAL TO CREATE A LOVELY HOME - DRIVEWAY - IDEAL FOR A VARIETY OF BUYERS -** An opportunity to purchase a dorma bungalow in a popular location, which does require a scheme of modernisation, but this is reflected in the price. Coming to the market with viewings highly advised, this property is expected to be popular. Located within close proximity to many local amenities and good road links. Internal viewing will reveal the entrance hall, lounge, kitchen, three bedrooms, a shower room and lean to off the kitchen which was used by the last owners as a place to relax and watch the garden. The third bedroom is accessed from stairs in the kitchen and this could be utilised as a great play room etc for grandchildren. With gardens to the front and rear and a driveway providing off road parking.

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 :

Email: Louth :

[info@croftsestateagents.co.uk](mailto:info@croftsestateagents.co.uk)

[immingham@croftsestateagents.co.uk](mailto:immingham@croftsestateagents.co.uk)

[louth@croftsestateagents.co.uk](mailto:louth@croftsestateagents.co.uk)

[www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk)



### Entrance Hall

Entering through a small entrance porch reveals the hallway with a radiator and a carpeted floor.

### Lounge

15' 5" x 11' 3" (4.69m x 3.43m)

The lounge has a bay window to the front elevation, coving to the ceiling, two radiators and a carpeted floor.

### Kitchen

8' 9" x 10' 3" (2.67m x 3.13m)

The kitchen has a window and door to the rear elevation and a tiled floor. There are also fitted units with a sink and drainer. There is also a stair case to the first floor.

### Lean to

5' 10" x 15' 7" (1.79m x 4.75m)

Off the kitchen with dual aspect windows to the rear and side elevation, a door to the rear and a tiled floor.

### Bedroom One

12' 9" x 11' 1" (3.88m x 3.38m)

The bedroom has a window to the rear elevation, a radiator and a carpeted floor. There are also fitted wardrobes.

### Bedroom Two

8' 6" x 9' 10" (2.58m x 2.99m)

Bedroom two has a window to the front elevation, a radiator and a carpeted floor.

### Shower Room

6' 6" x 5' 6" (1.97m x 1.68m)

The shower room has an opaque window to the side elevation, tiled walls, a radiator and a tiled floor. There is also a WC, basin and a shower cubicle with a mains shower.

### Stairs

Stairs lead off the kitchen to the first floor. There is also a cupboard at the top of the stairs.

### First floor room

15' 5" x 8' 11" (4.71m x 2.71m)

This room is currently used as a bedroom but can be utilised as office space or craft room. It has a window to the front elevation, a radiator and a carpeted floor. There is also built in storage.

### Outside

With a tidy frontage with a lawned frontage and driveway, providing off road parking. The rear garden is low maintenance with perimeter fencing and there are also outbuildings.

**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 B: 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  
64.3 sq.m. (693 sq.ft.) approx.

1ST FLOOR  
17.7 sq.m. (190 sq.ft.) approx.



TOTAL FLOOR AREA: 82.0 sq.m. (883 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.  
 Made with Metropix ©2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

**DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS** Although we have taken great care to insure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. In particular any information provided in respect of tenure, council tax, rateable values etc has been given in good faith and whilst believed to be correct, may be subject to amendment. Any references to the condition, use or appearance of the property are made for guidance only, and no warranties are given or implied by this information. It is not Crofts policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries, in order to ensure that any necessary consents have been obtained. All measurements are approximate and are for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purpose only, and are not for any other use but guidance & illustration. Crofts have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore verify that they are in working order, or fit for their intended purpose. These details do not form any part of any contract, and unless specifically stated otherwise, furnishings and contents are not included within this sale.