



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



Broadway

**Grimsby
DN34 5QX**

**Offers in the Region Of
£219,950**

EXTENDED - SPACIOUS FAMILY HOME - An opportunity to purchase this extended and spacious family home which is located within this popular residential area within the town of Grimsby. Ideal for a variety of buyers this property is expected to be popular and therefore comes with viewing highly advised. Internal viewing will reveal the entrance hall, WC, lounge, kitchen-diner, family room, four bedrooms and the bathroom. The bathroom could be utilised as a bathroom and an en-suite with the erection of a small wall and then minimal works. Externally there are gardens to the front and rear with off road parking and the property also benefits from uPVC double glazing and gas central heating.

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

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk



Entrance Hall

Entering the property reveals a radiator and a carpeted floor. There is also a built in cupboard.

WC

The WC has a tiled floor, WC and a basin.

Lounge

19' 9" x 13' 0" (6.01m x 3.95m)

The lounge has a window to the front elevation, French doors to the dining area, a radiator and a carpeted floor. There is also a feature fire place.

Kitchen/Diner

20' 2" at longest x 18' 5" at widest (6.15m x 5.62m)

The kitchen-diner has two windows and a door to the rear elevation, a radiator and laminate flooring. There is also a range of fitted units with a one and a half sink and drainer, plumbing for a washing machine and a range oven. There is also space for a dining table and chairs.

Lobby

Off the kitchen with a door to the front and rear gardens.

Family Room

21' 11" x 10' 2" (6.67m x 3.09m)

The family room has a window to the front elevation, sliding patio doors to the rear, a radiator and a carpeted floor.

First Floor Landing

The first floor landing has two loft hatches and a carpeted floor.

Bedroom One

19' 11" x 8' 0" (6.07m x 2.43m)

Bedroom one has dual aspect windows to the front and rear elevation, two radiators and a carpeted floor. There is also a large walk in wardrobe.

Bedroom Two

11' 7" x 9' 11" (3.52m x 3.02m)

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

Bedroom Three

8' 6" x 9' 11" (2.59m x 3.03m)

Bedroom three has a window to the rear elevation, a radiator and laminate flooring.

Bedroom Four

7' 10" x 8' 1" (2.39m x 2.46m)

Bedroom four has a window to the front elevation, a radiator and a carpeted floor. There is also a wall of fitted wardrobes.

Bathroom

The bathroom has two opaque windows to the front elevation, a heated towel rail and tiled walls and floor. Made up in two sections this could be utilised with an en-suite and bathroom. Currently there is a modern suite with a WC, basin, shower cubicle and a free standing bath.

Outside

With a lawn to the front and path to the front door. There is also off road parking to the front with the driveway. The rear garden is a great size with a further lawn, decked and patio area both ideal for alfresco dining, all enclosed by perimeter fencing.

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

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
78.8 sq.m. (848 sq.ft.) approx.

1ST FLOOR
58.4 sq.m. (629 sq.ft.) approx.



TOTAL FLOOR AREA: 137.2 sq.m. (1477 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