



# CROFTS ESTATE AGENTS

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



196 Clee Road  
Grimsby  
DN32 8NG

£325,000

Early viewing is advised on this most beautiful and impressive three or four bedroom period semi detached house being sold with no forward chain and you won't fail to be impressed when you step through the door. Deceptively large with two large extensions to the rear and being set on 0.11 acres this property sits nicely back from the road and retains perfectly maintained gardens, with stone bonded patio areas to the rear ideal for outdoor entertaining. With off road parking for around four cars plus a detached brick garage, this property makes the perfect family home and lies within easy reach of transport links, the beach front, Weelsby Woods, ample amenities and excellent schooling. Beautifully presented creating a modern feel yet still retaining period features throughout, plus the stunning kitchen with Quartz work tops. The property has no less than four separate reception rooms which is why this property could also accommodate a fourth bedroom by utilising one of the ground floor reception rooms, probably the dining room into another bedroom. To the first floor there is a lovely landing area, modern bathroom and three double bedrooms. All in all this is a truly stylish home which you could just move into, place your furniture and sit and relax. Viewing is the only way you will fully appreciate this stylish and quality home, book your viewing today!!

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#### Entrance Hallway

18' 1" x 6' 5" (5.51m x 1.95m)

A very grand feeling entrance hall with short porch area with half tiled walls and tiled floor. Composite door and two frosted windows to either side. Inside the hallway there are stairs to the first floor, a further frosted window, Amtico style wood effect herring bone style flooring, cream and grey decor to coving, painted wood panelling to the lower walls, pendant light and radiator.

#### Living Room

13' 11" x 12' 11" (4.24m x 3.94m)

This beautiful spacious lounge opens up into a large uPVC bay window with wood slatted blinds and attractive decor with coving and ceiling rose with pendant light. The room is centred around a Portuguese marble fire surround with cast iron insert, black granite hearth and gas fire. Central heating radiator.

#### Dining Room or Possible Bedroom Four

14' 1" x 11' 11" (4.29m x 3.64m)

This versatile space is currently used as a formal dining room but with the property offering so many reception rooms, this could also be used as a fourth double bedroom for those wishing to do so. uPVC French doors and two windows to the garden, feature Roman style fire surround with black granite hearth and cast iron inset plus gas fire.

#### Snug

9' 11" x 10' 11" (3.01m x 3.32m)

This lovely small room is located just before the kitchen and creates pleasant place to sit and relax with chairs and feature fireplace with Faux log burner in place. The room has some built in storage, uPVC double glazed window, under floor heating and white decor to coving.

#### Kitchen/Sitting Room

25' 4" x 11' 3" (7.73m x 3.43m)

A stunning fitted kitchen offering a generous amount of grey Matte finish wall and base units with white Quartz work top over. The room has integral appliance including, five ring ceramic hob with contemporary stainless extractor over, double oven grill, dishwasher and washing machine housing, routed drainer with sunken sink, grey splash back tiling, space for American style fridge freezer, huge Peninsula counter top with sunken wine/champagne cooler, uPVC door and window to the side, space for seating or dining table with French doors to the side garden and sliding door and window into the sun room. The room has white herring bone style wood effect vinyl flooring, white decor, central heating radiator, vaulted ceiling with three Velux windows and down lighting to ceiling.

### Sun Room

13' 1" x 16' 5" (3.98m x 5m)

A stunning sun room extension to the rear with brick base with windows to all sides with solid roof having ceiling windows to allow in more light. The room has wood laminate flooring, fitted units for storage, down lights, electric tall white radiator and French doors onto the garden.

### Cloakroom

3' 8" x 6' 0" (1.13m x 1.84m)

Tucked away under the stairs is a good sized cloakroom with matching white WC and vanity sink, grey splash back tiling, cream and grey decor with dado rail, uPVC frosted window to the side, ceiling light and a grey tiled floor.

### Stairs and Landing

A wide grand looking staircase with middle landing with feature window to the side, wood panelled walls to both stairs and landing with decor to match the hallway. The landing has half grey and white decor with picture rail, wall light and grey carpet to both stairs and landing.

### Bedroom One

13' 11" x 12' 5" (4.24m x 3.78m)

A stunning large main bedroom has feature walk in uPVC bay to the front with fitted wood blinds, pleasant decor with dado rail and coving, ceiling rose and pendant light, fitted wardrobes and storage. Central heating radiator.

### Bedroom Two

14' 0" x 11' 10" (4.27m x 3.61m)

A large second double bedroom which again is pleasantly decorated and offers coving to the ceiling. Central heating radiator. uPVC double glazed window.

### Bedroom Three

9' 11" x 10' 11" (3.02m x 3.33m)

A further double bedroom which is currently used as an office and has desk and drawers fitted. uPVC window to the rear. Central heating radiator. Coving to the ceiling.

### Bathroom

7' 11" x 6' 10" (2.41m x 2.09m)

This beautiful family bathroom has oval shaped bath with matching white WC, vanity sink, glass boxed shower cubicle, grey splash

back tiling, frosted uPVC to the front. Fitted extractor. central heating radiator. Loft access.

### Garage

A detached brick garage which has up and over front door with pedestrian door to the rear. Internal light and power points.

### Front Garden and Driveway

The front garden has low walls to the front and sides with iron gated driveway leading onto block paved driveway creating ample off road parking and leads to a tall set of timber gates which has further parking behind and leads to the garage. The front garden is laid to lawn with some maturing trees. Laurel hedge to the front.

### Rear Garden and Patio Areas

The rear garden is beautifully presented and is ideal for those who like to entertain outdoors. Stone bonded path way and patio area that wraps itself around the side and back of the house. The property has a south westerly facing rear garden and enjoys late sun and to enjoy that there is a raised decking area with Pagoda over, plus large lawn space furnished with some mature trees. The garden has secure timber fence to all sides and enjoys a good degree of privacy.





**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 C: 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) |

**GARAGE**  
5.18m x 2.59m  
17'0" x 8'6"

**SUN ROOM**  
5.00m x 3.98m  
16'5" x 13'1"

**KITCHEN / SITTING ROOM**  
7.73m x 3.49m  
25'4" x 11'5"

**SNUG**  
3.32m x 3.01m  
10'11" x 9'11"

**CLOAKROOM**

**STAIRS**  
UP

**ENTRANCE HALL**

**DINING ROOM**  
4.24m x 3.64m  
13'11" x 11'11"

**LOUNGE**  
4.24m x 3.94m  
13'11" x 12'11"

**CR**  
**ESTA**  
**CLUBHOUSE**  
**IMMING**  
**LOUTH:**

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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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