



# 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



## Wainfleet Road

Grimsby  
DN33 1LD

Offers in the Region Of  
£124,950

**NO FORWARD CHAIN - IDEAL FOR A FIRST TIME BUYER OR YOUNG FAMILY** - Crofts estate agents are delighted to offer for sale this spacious and well proportioned semi detached property, located within a popular residential location. The property is ideally situated near many local amenities and schools and is offered to the market with no forward chain. Viewing is highly recommended to appreciate the size and potential of the property. An internal viewing will reveal the entrance hall, a spacious lounge-diner, kitchen, three double bedrooms, and a shower room. Externally, there are gardens to both the front and rear, along with secure outdoor storage, an outside WC, and a driveway with a front gate providing secure off-road parking. The property also benefits from uPVC double glazing and gas central heating.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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### Entrance Hall

Entering the property reveals a welcoming space with coving to the ceiling, a radiator and vinyl flooring. There is also built in storage.

### Lounge/Diner

20' 3" x 12' 5" (6.17m x 3.78m)

The lounge-diner has dual aspect windows to the front and rear elevation, coving to the ceiling, a radiator and a carpeted floor. There is also a feature fire place.

### Kitchen

11' 0" x 10' 1" (3.36m x 3.08m)

The kitchen has dual aspect windows to the rear and side elevation, a door to the side, a radiator and vinyl 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 cooker.

### First Floor Landing

The first floor landing has an opaque window to the side elevation, access to the loft, coving to the ceiling and a carpeted floor.

### Bedroom One

11' 4" x 10' 3" (3.45m x 3.13m)

Bedroom one has dual aspect windows to the rear and side elevation, a radiator and a carpeted floor. There is also fitted and built in storage.

### Bedroom Two

11' 4" x 9' 0" (3.45m x 2.75m)

Bedroom two has a window to the rear elevation, a radiator and a carpeted floor. There is also built in storage.

### Bedroom Three

8' 10" x 11' 7" (2.70m x 3.52m)

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

### Shower Room

5' 8" x 6' 7" (1.72m x 2.01m)

The shower room has an opaque window to the front elevation, a radiator and vinyl flooring. There is also a modern suite with a WC, basin and a walk in shower enclosure with an electric shower.

### Outbuildings

With two secure outbuildings for storage and a WC.

### Outside

With a gated driveway for secure off road parking and also a lawn. The rear garden has a further lawn and a patio area ideal for alfresco dining.

#### **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 A: 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

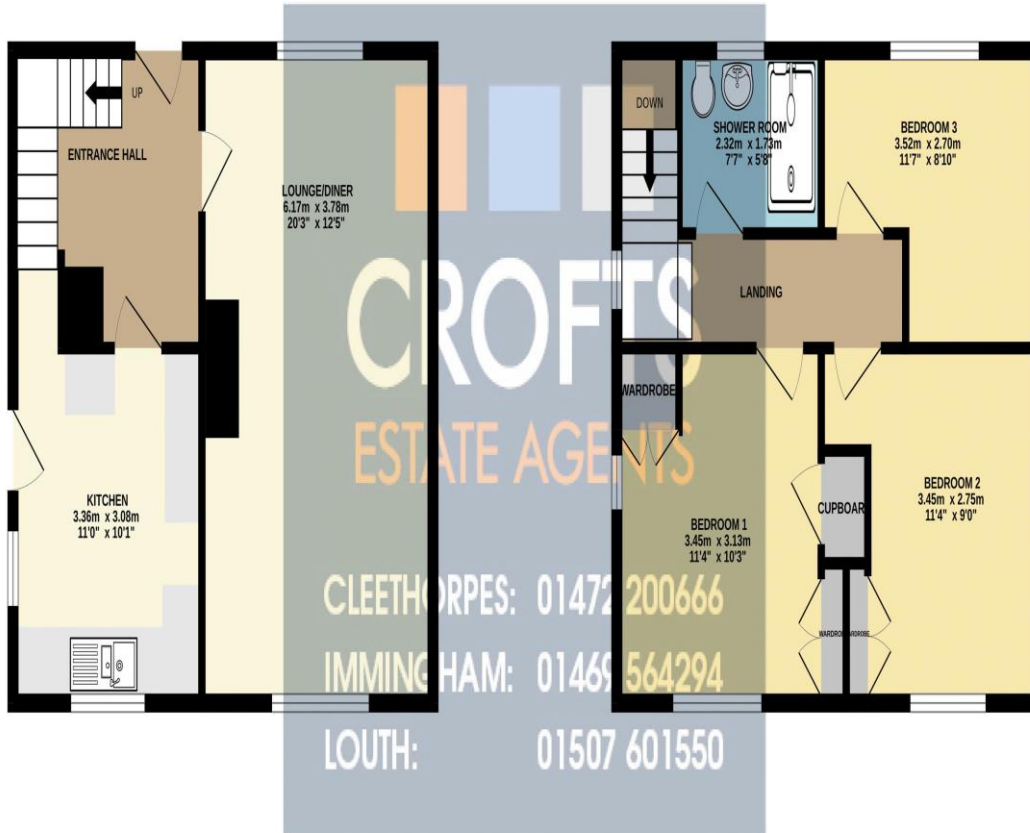
**STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**





GROUND FLOOR  
41.1 sq.m. (442 sq.ft.) approx.

1ST FLOOR  
42.3 sq.m. (455 sq.ft.) approx.



TOTAL FLOOR AREA : 83.3 sq.m. (897 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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