



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



Laceyby Road

Grimsby
DN34 5ND

Offers in the Region Of
£165,000

NO FORWARD CHAIN - IDEAL FOR A YOUNG FAMILY - DRIVEWAY, GARAGE AND GARDENS - Crofts estate agents are delighted to offer for sale this spacious semi detached property which is located within the town of Grimsby. Being marketed at a keen price to attract a quicker sale, this property is expected to be popular and therefore comes with viewing being highly advised. Nearby there are a wide variety of local amenities, schools and excellent road links. Internal viewing will reveal the entrance hall, lounge, kitchen-diner, three bedrooms, bathroom and WC. Externally there is ample off road parking, a tidy front garden and a superb rear garden which is ideal for entertaining. 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

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Entrance Hall

Entering through the entrance porch reveals the entrance hall with a radiator and laminate flooring. There is also built in under stairs storage.

WC

With an opaque window to the side elevation, laminate flooring, a WC and a basin.

Lounge

11' 11" x 11' 5" (3.62m x 3.48m)

The lounge has a bay window to the front elevation, coving to the ceiling, a radiator and a carpeted floor. There is also a feature fire place.

Dining Room

13' 11" x 10' 10" (4.25m x 3.31m)

The dining room has a window to the rear elevation, a radiator and a carpeted floor. The kitchen is then found open plan off the dining room.

Kitchen

12' 0" x 6' 4" (3.65m x 1.92m)

The kitchen has a window and door to the side elevation, a tiled floor and a range of fitted units with a sink and drainer, brand new

electric oven and hob, with an extractor over. There is also under counter space for a fridge and freezer.

First Floor Landing

With an opaque window to the side elevation, access to the loft and a carpeted floor.

Bedroom One

11' 11" x 11' 6" (3.64m x 3.50m)

Bedroom one has a bay window to the front elevation, a radiator and a carpeted floor. There is also fitted furniture.

Bedroom Two

11' 7" x 11' 0" (3.54m x 3.36m)

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

Bedroom Three

8' 10" x 6' 5" (2.68m x 1.96m)

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

WC

With an opaque window to the side elevation, vinyl flooring and a WC.

Bathroom

7' 7" x 5' 10" (2.32m x 1.78m)

The bathroom has an opaque window to the front elevation, a heated towel rail and vinyl flooring. There is also a basin and a P shaped bath with a glass screen and mains shower.

Garage

19' 10" x 9' 6" (6.04m x 2.89m)

The garage has an up and over door, door to the side and electrics.

Outside

A gated driveway providing ample off road parking, enclosed buy perimeter fencing with a lawn and established shrubs. Gates then open to reveal the garage and rear garden. The rear garden is ideal for a family and entertaining with spacious patio area ideal for alfresco dining with various areas with a lawn, established shrubs and fruit trees.

Additional Information

Please note that someone working for Crofts Estate Agents has a personal connection with this property.

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

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



GROUND FLOOR
45.0 sq.m. (484 sq.ft.) approx.

1ST FLOOR
40.3 sq.m. (434 sq.ft.) approx.



TOTAL FLOOR AREA: 85.3 sq.m. (918 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	73 C	
55-68	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.