



# CROFTS ESTATE AGENTS

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



**Briar Lane**

**Grimsby  
DN33 3LS**

**£139,950**

Crofts Estate Agents are delighted to offer to the market the rare opportunity to purchase one of the best conditioned over 55 properties we have ever brought to market. This superbly appointed first floor purpose built apartment set on a desirable established warden controlled development has the benefit of stunning modern kitchen dining room, modern bathroom with large walk in shower room and fitted wardrobes to the bedroom. With a square footage of 72m<sup>2</sup>, this apartment is the largest one we have come across on the development and if the first floor is a problem then a stairlift would be an easy install with straight wide staircase in place ready to fit such additions. The development is well maintained with attractive, communal, serviced gardens and car parking plus communal games and meeting room and rentable visitor accommodation. The owners will fully extend the lease upon completion of the purchase by the vendor. A must see to be fully appreciated.

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### Entrance

4' 10" x 3' 0" (1.47m x 0.92m)

A ground floor entrance has uPVC glazed door, beige carpet, pendant light and cream decor to coving.

### Stairs and landing

The stairs and landing have cream decor and coving, beige carpet with pendant light to the landing.

### Inner landing

7' 7" x 12' 8" (2.31m x 3.87m)

A spacious landing area has large built in storage, beige carpet, cream decor to coving, boarded loft access. and pendant light.

### Lounge

16' 8" x 19' 2" (5.07m x 5.84m)

A huge 25m<sup>2</sup> lounge has no less than three uPVC windows with vertical blinds fitted. The room has beige carpet, cream decor with feature green wall, two radiators and ceiling light.

### Kitchen diner

8' 1" x 14' 8" (2.46m x 4.48m)

A stunning kitchen diner has a generous range of grey wall and base gloss units with integral appliances including eye line, double oven grill, dishwasher, gas hob with extractor over and 60/40 fridge freezer and space for washing machine. The kitchen has stylish

grey granite effect work tops and splash back aqua boarding, one and a half stainless sink drainer, wood effect vinyl floor, white decor with feature wall, uPVC window with vertical blinds and space for good sized table and chairs.

### Bedroom One

12' 3" x 14' 8" (3.74m x 4.47m)

A good sized bedroom which has floor to ceiling fitted wardrobes and drawers with matching bedside cabinets, beige carpet, cream and blue decor, uPVC window and vertical blinds, radiator and pendant light.

### Shower room

7' 9" x 7' 9" (2.37m x 2.36m)

A stunning bathroom completes the ensemble of beautiful rooms featuring a large shower with granite effect splash back boarding, vanity sink and WC with matching granite effect work top and aqua boarded splash backs, cloudy grey vinyl floor, built in storage, white decor to coving, chrome towel radiator, extractor and three down lights,

### Communal gardens

The complex is surrounded by well tended gardens and neat well maintained pathways and seating.

### Community Centre

A super well used community centre is the hub of activities and as well as regular owner inspired get togethers and clubs the centre is also available for private hire.

### **Visitors accommodation**

There is a community visitors accommodation unit available for rent for people to stay whilst visiting.

### **Personal property alarms**

There are pull cord alarms in each room including lobby areas, directly linked to warden control.

### **Tenure**

Believed to be Leasehold, 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**

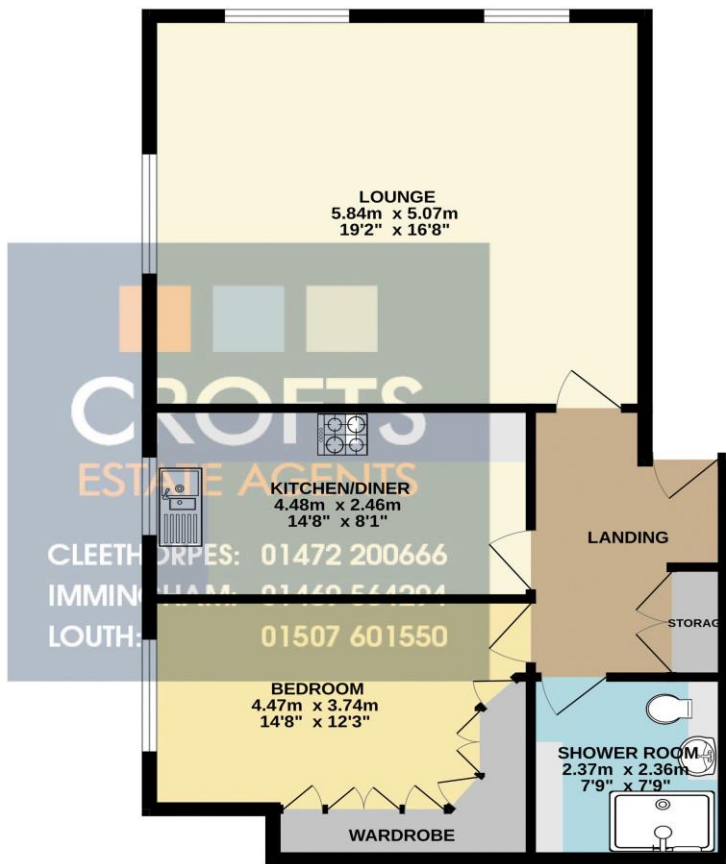
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

### **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.**





TOTAL FLOOR AREA: 72.7 sq.m. (783 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		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		