



# 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



## Winchester Avenue

Grimsby  
DN33 1LB

Offers in the Region Of  
£110,000

Coming to the market with NO FORWARD CHAIN is this smartly presented three bedroom end of terrace house. Occupying a larger than average substantial corner plot, this property has a well thought out layout and will make the perfect family home. Briefly comprising entrance hall, cloakroom, kitchen, separate dining room and spacious lounge to the ground floor and three good sized bedrooms and shower room to the first floor, the property requires a small modern makeover to boost appearances but little more than that. Outside to the south facing rear there is a courtyard garden with path around to useful outbuildings. To the front there is a rising slab and concrete driveway for two cars with two larger areas of lawn to both sides with neat private and iron gates to the perimeter.

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](mailto:info@croftsestateagents.co.uk)

[immingham@croftsestateagents.co.uk](mailto:immingham@croftsestateagents.co.uk)

[louth@croftsestateagents.co.uk](mailto:louth@croftsestateagents.co.uk)

[www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk)



#### Entrance hall

4' 11" x 11' 0" (1.50m x 3.36m)

With uPVC frosted front door and window, wood laminate flooring, pale blue decor to coving, pendant light and radiator.

#### Cloakroom

4' 10" x 2' 5" (1.48m x 0.74m)

With WC, fully tiled light brown walls, brown tile effect vinyl flooring, ceiling light and frosted uPVC window.

#### Lounge

14' 11" x 10' 7" (4.54m x 3.23m)

A spacious lounge has pattern carpet, cream decor to coving, uPVC window to the rear, radiator and ceiling light with electric fireplace.

#### Kitchen

11' 1" x 8' 2" (3.38m x 2.50m)

Light wood wall and base units with brown granite effect work tops over, brown splash back tiling, brown tiled floor, gas hob, electric oven grill, one and a half stainless sink drainer, space for washing machine and tall fridge freezer, under stairs storage cupboard, uPVC window, cream decor and strip light,

#### Dining room

8' 9" x 11' 7" (2.67m x 3.54m)

With cream decor to coving, tiled floor, uPVC window and door to the rear garden, radiator, built in storage and ceiling light.

#### Stairs and landing

With brown carpet, pale blue decor, loft access, uPVC window and pendant light.

#### Bedroom One

12' 2" x 10' 10" (3.70m x 3.29m)

The largest bedroom has red carpet, light brown decor to coving, radiator, uPVC window, built in storage and pendant light.

#### Bedroom Two

12' 2" x 8' 4" (3.70m x 2.54m)

A second double bedroom has brown carpet, salmon colour decor, uPVC window to the front, built in storage, radiator and pendant light.

#### Bedroom Three

8' 1" x 10' 6" (2.46m x 3.21m)

A single bedroom to the rear has brown carpet, cream decor, uPVC window to the rear, radiator and pendant light.

#### Shower room

8' 0" x 8' 2" (2.44m x 2.49m)

The bathroom has matching white WC and sink, large shower with glass screen and white and grey splash back aqua boarding. The room has cream and white tile effect vinyl, white and cream tiled

splash backs, uPVC frosted window and blind, ceiling light, radiator and built in storage cupboard.

#### Rear garden

The south facing rear garden is laid to low maintenance slabs and concrete with a raised blue slate border and timber fencing to the perimeter. A slab path takes you around to the side gate and outbuildings.

#### Front garden

The front garden has two neat well tended lawns split by a concrete and slab driveway for two cars with iron gated entrance. A stepped slab path leads from iron gate to the front door and side gate. The garden has timber fence and privet hedge to the front and side boundaries.

#### Outbuilding 1

7' 7" x 9' 0" (2.32m x 2.74m)

A larger brick outbuilding with door and window to the front with power and light.

#### Outbuilding 2

3' 2" x 6' 2" (0.97m x 1.87m)

Smaller brick storage shed

#### 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.

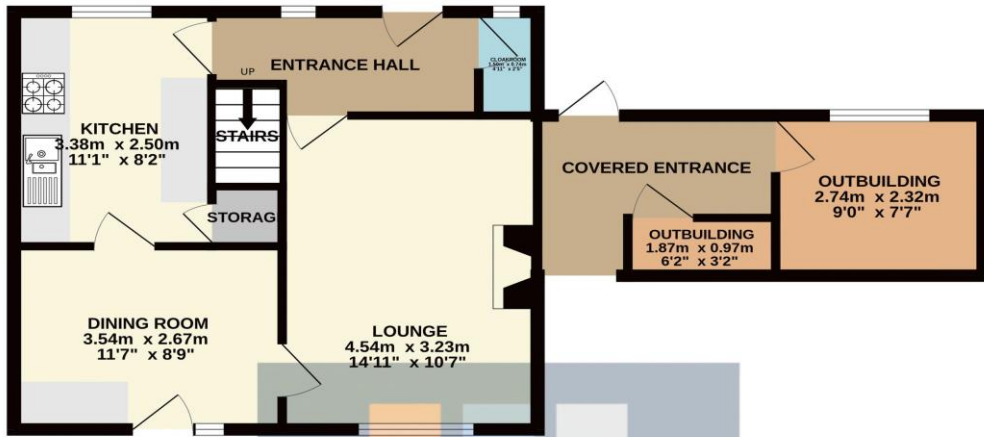
#### Mortgage and Financial Advice

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

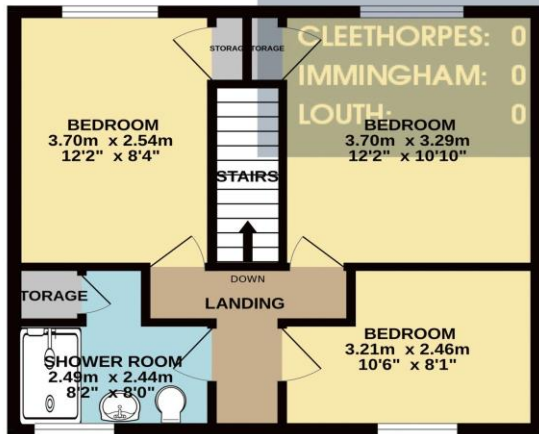
**STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**



GROUND FLOOR  
52.3 sq.m. (563 sq.ft.) approx.



1ST FLOOR  
39.9 sq.m. (430 sq.ft.) approx.



**CROFTS**  
ESTATE AGENTS

CLEETHORPES: 0 472 200666  
IMMINGHAM: 0 469 564294  
LOUTH: 0 507 601550

TOTAL FLOOR AREA : 92.2 sq.m. (993 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 ©2025