



# CROFTS ESTATE AGENTS

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



## Calver Crescent

Grimsby  
DN37 9EX

Offers in the Region Of  
£155,000

Creating an ideal first time property purchase, we are pleased to be able to bring to the market this three bedroom semi-detached house found within this established area and providing good road access to the A180 and motorway road links. The property presents a great opportunity and although it would benefit from some refurbishment its has recently undergone a refreshment of the decoration throughout. Offering double and sealed unit glazing, along with central heating the property offers entrance, cloakroom, extended living room, kitchen diner, landing, three bedrooms and a shower room. Good sized front and rear gardens. Long driveway creating ample off road parking and leading to a detached garage. Viewing is advised and the home is offered for sale with no forward chain on the vendors side.

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#### Entrance

uPVC double glazed entrance door to the side elevation. Central heating radiator. Doors to the cloakroom and lounge.

#### Cloakroom

6' 3" x 4' 5" (1.901m x 1.351m)

SEaled unit double glazed window to the front elevation. Fitted with a pedestal wash hand basin and w.c.

#### Lounge

17' 10" x 18' 5" (5.447m x 5.618m)

Offering double glazed window to the front elevation, the property has been extended to the front to create this lovely sized living area. Two central heating radiators. Gas fire with surround. Staircase to the first floor.

#### Kitchen/Diner

9' 5" minimum x 18' 5" (2.871m x 5.617m)

With uPVC double glazed window and a patio door to the rear elevation, the kitchen offers fitted wall and base units with contrasting work surfacing with inset one and a half sink and drainer. Gas cooker point. Plumbing for a washing machine. Splashback tiling. Worcester gas boiler. Central heating radiator.

#### First Floor Landing

uPVC double glazed window to the side elevation. Storage cupboard.

#### Bedroom One

11' 5" x 8' 11" min (3.483m x 2.723m)

Double glazed window to the front elevation and having central heating radiator.

#### Bedroom Two

12' 10" x 10' 9" into wardrobe (3.917m x 3.269m)

Double glazed window to the rear elevation. Central heating radiator. Fitted wardrobe.

#### Bedroom Three

7' 2" x 9' 1" (2.190m x 2.781m)

Double glazed window. Central heating radiator.

#### Shower Room

6' 0" x 7' 6" (1.838m x 2.277m)

Double glazed window to the rear elevation. Fitted with a shower, low level w.c and a pedestal wash hand basin. Splashback tiling.

#### Outside

There is a good sized front garden with lawn and driveway creating ample off road parking and inturn leads down the side elevation of the property and onto a detached one and a half length garage. The rear garden enjoys a southerly facing aspect and is ideal for those whom like to entertain from home or have younger members in the family.

**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](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**

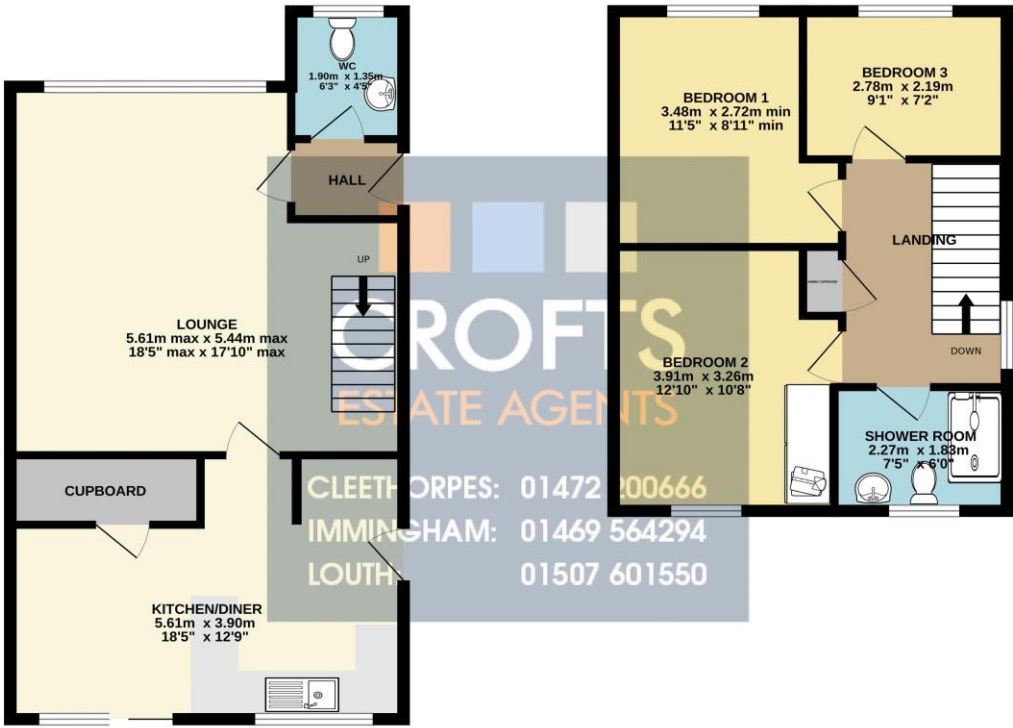
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

*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  
54.0 sq.m. (581 sq.ft.) approx.

1ST FLOOR  
41.4 sq.m. (445 sq.ft.) approx.



TOTAL FLOOR AREA: 95.4 sq.m. (1026 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		84 B
69-80	C	70 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 enquires, 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.