



# CROFTS ESTATE AGENTS

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



Humberstone Road

Grimsby  
DN32 8DR

Offers in the Region Of  
£110,000

PHOTOS TAKEN BEFORE TENANT MOVED IN \* Crofts Estate Agents are delighted to be advertising this most beautifully presented and stylish three bedroom end of terrace property. This superb property gives first glance of the quality once you step into the spacious hallway. To the front of the property you will find the reception room with great living space. Next walking back through the hall, you enter into an open plan kitchen diner, with a modern and stylish fitted kitchen, which benefits from an integrated oven, hob and extractor fan, and washing machine. The first floor comprises two good sized double bedrooms and one single room, still of a good size and a refurbished spacious family bathroom. The property benefits from a private side patio area with artificial turf for ease of maintenance. Offering the benefits of gas central heating and uPVC double glazing throughout. viewings are highly recommended. This property is currently

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

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

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





### Entrance Hallway

Located at the centre of the property and entered from the side elevation this lovely hallway has a bright and welcoming feel, comprising of neutral décor with feature library styled wooden panelling to the bottom half of the walls. Gas central heating radiator with cover. Down lighting to the ceiling. uPVC frosted door and window. This space also benefits from under stairs storage.

### Lounge

11' 10" x 14' 1" (3.6m x 4.3m)

This reception room is a nice sized living area and has been modernised and finished to a high standard. Comprising of neutral decor with library style wooden panelling to the bottom of the walls, and with neutral decor to the rest. Feature wall with open box storage. Down lighting to the ceiling. Gas central heating radiator. uPVC double glazed bay window to the front elevation.

### Kitchen Diner

26' 5" x 12' 9" (8.06m x 3.89m)

This extensive kitchen dining area is of an incredible 26ft providing plenty of space for dining and entertaining. Finished to a high standard the kitchen comprises of neutral décor with dark wooden panelled feature walls and fitted with a high quality laminate flooring. Wooden style worktops on top of a run of high gloss cream cupboards. The kitchen also benefits from an integrated electric oven and hob with extractor fan, washing machine, free standing

fridge/freezer and space for a tumble dryer. uPVC bay window and uPVC door and window to the side garden. Down lighting to the ceiling. Gas central heating radiator.

### First Floor Landing

Providing access to the bedrooms and bathroom.

### Bedroom One

14' 1" x 11' 3" (4.30m x 3.44m)

Neutrally decorated and having uPVC double glazed window to the front elevation. Central heating radiator.

### Bedroom Two

11' 0" x 10' 6" (3.36m x 3.21m)

uPVC double glazed window to the rear elevation. Central heating radiator.

### Bedroom Three

10' 7" x 8' 2" (3.22m x 2.48m)

uPVC double glazed window to the side elevation. Central heating radiator.

### Bathroom

6' 9" x 7' 4" (2.05m x 2.24m)

Modern bathroom with uPVC double glazed window and being fitted with a panelled bath with shower over, close coupled w.c and a wash hand basin. Tiled splashback. Central heating radiator.

## Outside

The property offers low maintenance gardens to the front and side elevations. The side garden has a wall and fenced perimeter with side gated access and has an artificial lawn.

## 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

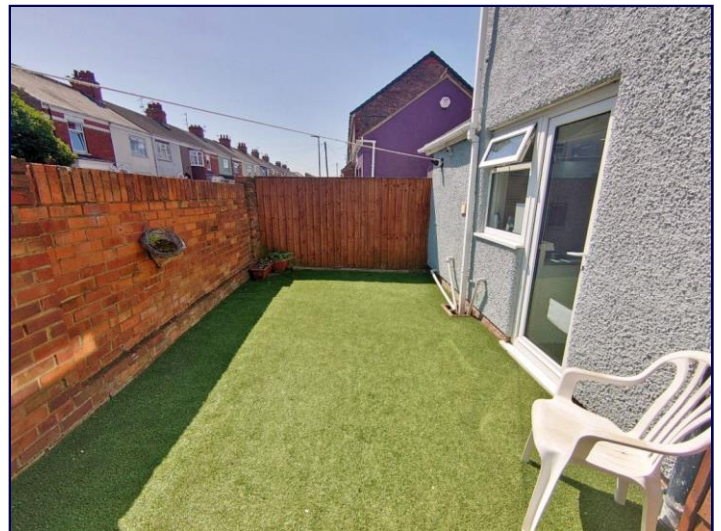
We offer a free valuation with no obligation, just call the relevant office or visit [www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk) seven days a week to arrange for your free valuation.

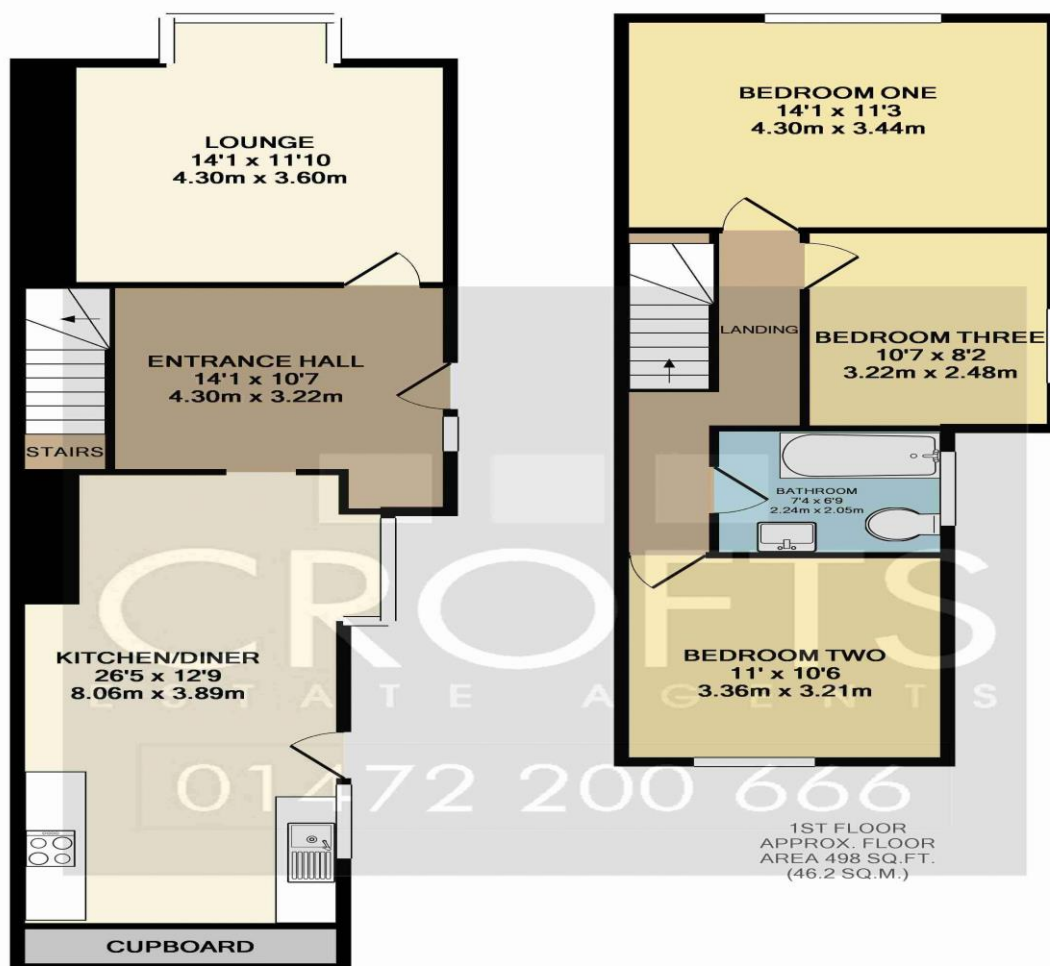
## Property Management

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

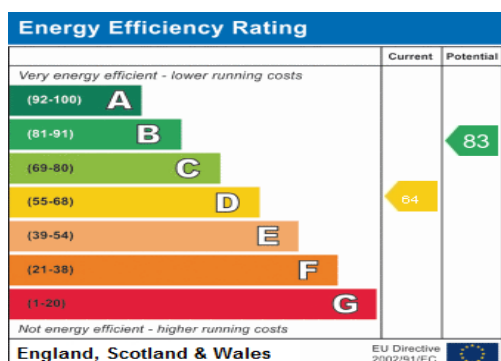




GROUND FLOOR  
APPROX. FLOOR  
AREA 581 SQ.FT.  
(53.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1078 SQ.FT. (100.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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