



CROFTS ESTATE AGENTS

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



Crowland Avenue

Grimsby
DN34 5JU

£128,500

Early viewing is advised on this superbly redecorated and partially refurbished two double semi-detached bungalow which has undergone a course of redecoration, new floorings to the majority, recently refurbished rear garden with patio, new lawn and finally a newly laid driveway. The property is offered for sale with no forward chain on the vendors side and benefits from gas central heating and uPVC double glazing and briefly comprises entrance hallway, bay fronted lounge, kitchen, two double bedrooms and a wet room. Pleasant front and rear gardens, along with off road parking.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham :

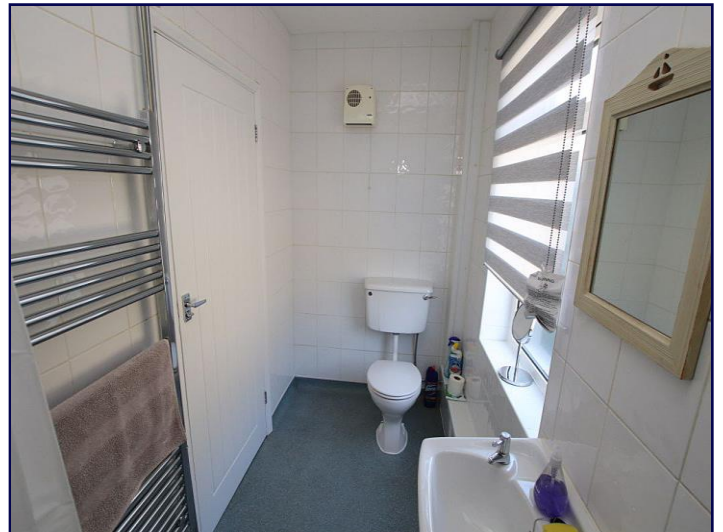
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Entrance Hallway

uPVC double glazed entry door to the side elevation. Coving to the ceiling and picture rail to the walls. Loft access. Central heating radiator.

Lounge

14' 9" into bay x 11' 6" (4.485m x 3.509m)

Pleasantly presented and having uPVC double glazed walk in bay window to the front elevation. Central heating radiator. Coving and rose to the ceiling and picture rail to the walls.

Kitchen

10' 5" x 8' 1" (3.186m x 2.473m)

The kitchen offers uPVC double glazed windows to both the rear and side elevations. Entry door out to the garden. The kitchen offers a range of wall and base units with contrasting work surfacing with inset one and a half sink and drainer. Plumbing for a washing machine and a dishwasher. Electric cooker point. Central heating radiator. Tiled flooring.

Wet Room

9' 9" x 4' 5" (2.984m x 1.354m)

The wet room offers a wall mounted wash hand basin, w.c and electric shower to the shower area. Tiling to the walls. Fitted extractor. Central heating towel radiator. uPVC double glazed window to the side.

Bedroom One

10' 11" x 11' 7" (3.336m x 3.523m)

The first of the double bedrooms has a uPVC double glazed window to the rear elevation. Rose to the ceiling and picture rail to the walls. Central heating radiator.

Bedroom Two

9' 6" x 7' 6" (2.906m x 2.279m)

uPVC double glazed corner window creating a pleasant feature. Central heating radiator. Storage cupboard housing the gas boiler.

Outside

Set behind an established hedge front and having lawn and recently laid driveway leading down through a side gated access. To the rear the garden has been beautifully presented and has a recently laid lawn and a lovely patio area ideal for sitting and relaxing or to entertain outdoors. The rear garden is complemented with established trees and flower beds.

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

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.

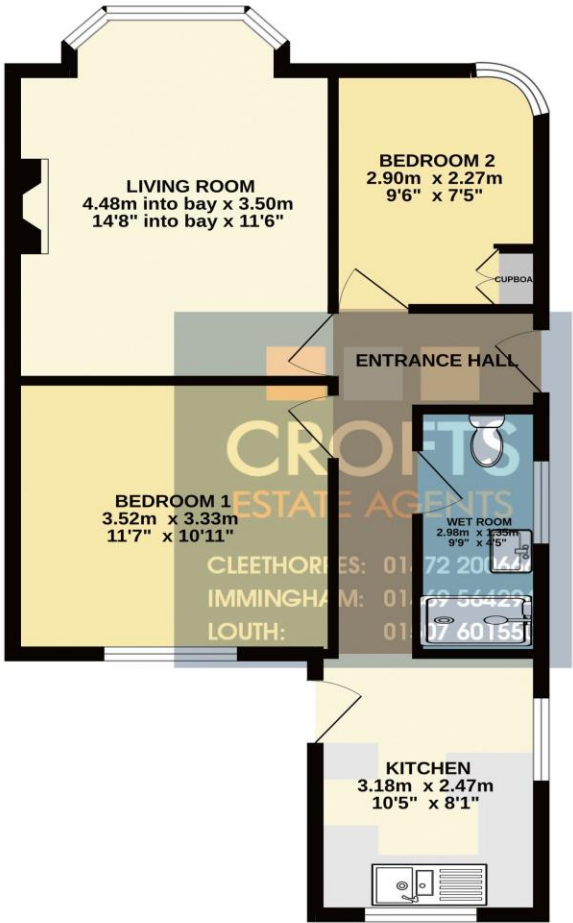
Mortgage and Financial Advice

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

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
49.9 sq.m. (537 sq.ft.) approx.



TOTAL FLOOR AREA: 49.9 sq.m. (537 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		90 B
69-80	C	71 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.