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



16 Welholme Road
Grimsby
DN32 0DU

Offers in the Region Of £210,000

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

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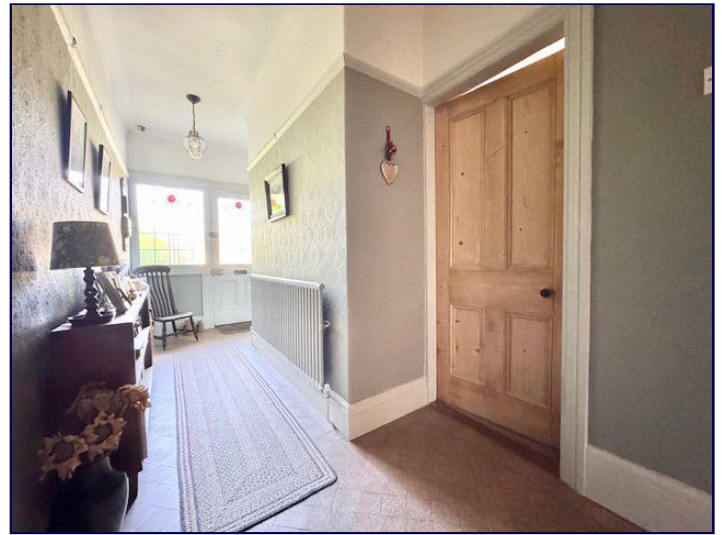
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Property Description

A Spacious and Charming Family Home We are delighted to present this deceptively large four-bedroom mid-terrace house, perfectly suited for growing families seeking a spacious and character-filled home. This beautiful property boasts impressive three-bay windows and retains many original features, including coving, deep skirtings, and a stunning entrance door. Upon entering, you'll be greeted by the large and airy entrance hall, which leads seamlessly into the spacious lounge with a large bay window. The recently fitted kitchen breakfast room is perfect for family meals and daily routines, while the versatile back room with beautiful Victorian sash window and wooden doors opens out onto the rear garden. The first floor accommodation is equally impressive, with three double bedrooms and one single room, providing ample space for a growing family. The well-presented shower room and spacious landing add to the property's appeal. The low-maintenance front and rear gardens offer a secure and peaceful outdoor space, perfect for family relaxation. Additionally, parking is available via a rented garage, located in a secure gated compound with parking to the front, which may be available to rent on a separate agreement. With its perfect blend of character and

functionality, this property is an excellent choice for families seeking a spacious and desirable home.

Entrance Hall

34' 3" x 5' 11" (10.45m x 1.81m)

Entered through original timber door with frosted stain glass window and side window, the entrance hall has original tiled flooring, green decor with picture rail and white decor over, radiator, pendant light, original coving and built in storage cupboard.

Lounge

13' 11" x 11' 5" (4.25m x 3.48m)

A spacious lounge has large walk in uPVC bay window, original coving and ceiling rose with pendant light, picture rail, pale gold decor, open stone fireplace and two radiators.

Kitchen breakfast

11' 4" x 12' 5" (3.45m x 3.78m)

A modern recently installed kitchen breakfast room has neat fitted matte blue units to all sides of the room with white composite work top and ceramic white sink drainer over. The room has integral fridge freezer, eye-level oven and combination microwave oven, NEFF electric hob, extractor, slimline dishwasher and space for washing machine. There are tiled splash backs, pale blue with feature wall, marble effect vinyl flooring, uPVC window with blind

to the rear with uPVC glazed door, radiator and space for small breakfast table and chairs.

Living /dining room

12' 3" x 14' 2" (3.73m x 4.31m)

Situated at the rear of the property this lovely room has Victorian sash windows and timber French doors to the rear garden and can be flexible in its usage. The room has cream decor with feature chimney breast, original coving, neutral carpet, pendant light, wooden fire surround with marble inset and hearth with electric fire, radiators pendant light and two wall lights.

Cloakroom

3' 3" x 4' 4" (1.00m x 1.33m)

The cloakroom has white WC and corner sink with splash back tiling, pale green decor, frosted uPVC window, grey vinyl floor and pendant light.

Stairs and landing

The stairs lead to a spacious landing area which has green decor, picture rail with white decor over, green beige carpet, pendant light and loft access.

Bedroom One

14' 0" x 11' 5" (4.26m x 3.48m)

A large main bedroom has uPVC bay window to the front, stylish decor with picture rail, deep skirtings, neutral carpet, ceiling rose with pendant light and radiator.

Bedroom Two

12' 3" x 11' 5" (3.74m x 3.47m)

With pink carpet, white, cream and burnt orange decor, picture rail, radiator and uPVC window to the rear.

Bedroom Three

11' 1" x 12' 2" (3.37m x 3.70m)

A third double room has green carpet, cream decor to coving, radiator, pendant light and uPVC window to the rear.

Bedroom Four

14' 2" x 6' 8" (4.32m x 2.02m)

A smaller single room to the front with half uPVC bay window, neutral decor, blue carpet, pendant light and built in storage cupboard.

Family Shower room

6' 11" x 8' 8" (2.10m x 2.63m)

The shower room has modern fitted shower with curved glass screening, matching white WC and sink, fully tiled green/grey walls, creamy grey vinyl floor, ceiling light, frosted uPVC window with blind, electric shower and radiator.

Front garden

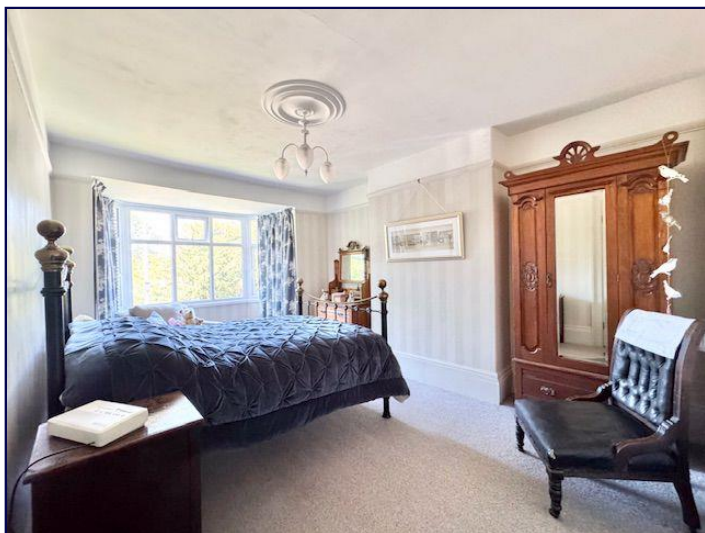
The front has concrete path to the front door from an open entrance to the garden with crazy paved garden area with tall mature planted screening and boundaries to all sides.

Rear garden

The south facing rear garden is also quite low maintenance with slab paths and patio areas over the whole rear. There are well stocked soil borders to one side with tall timber fencing on all sides plus gate to the rear.

Garage and parking

The owners are currently renting out a garage with parking to its front in a secure locked compound to the rear of the property with access off Welholme Avenue. This option could be adopted to the new owner subject to a separate arrangement.



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.

Broadband and Telecom Communications

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

Viewings

Please contact the relevant marketing office and all viewings are strictly by appointment only please.

Council Tax Information

Band D: 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.

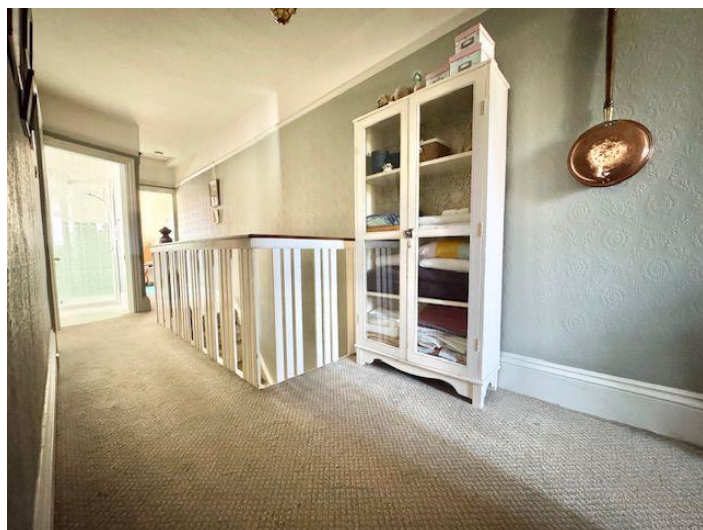
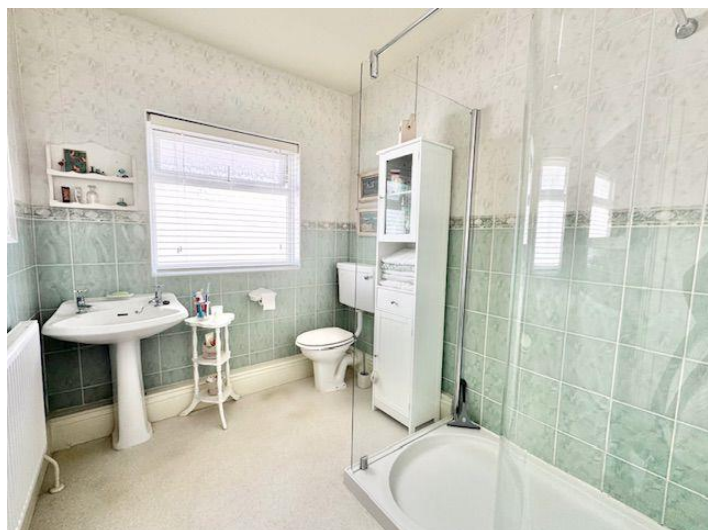
Property Management

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.





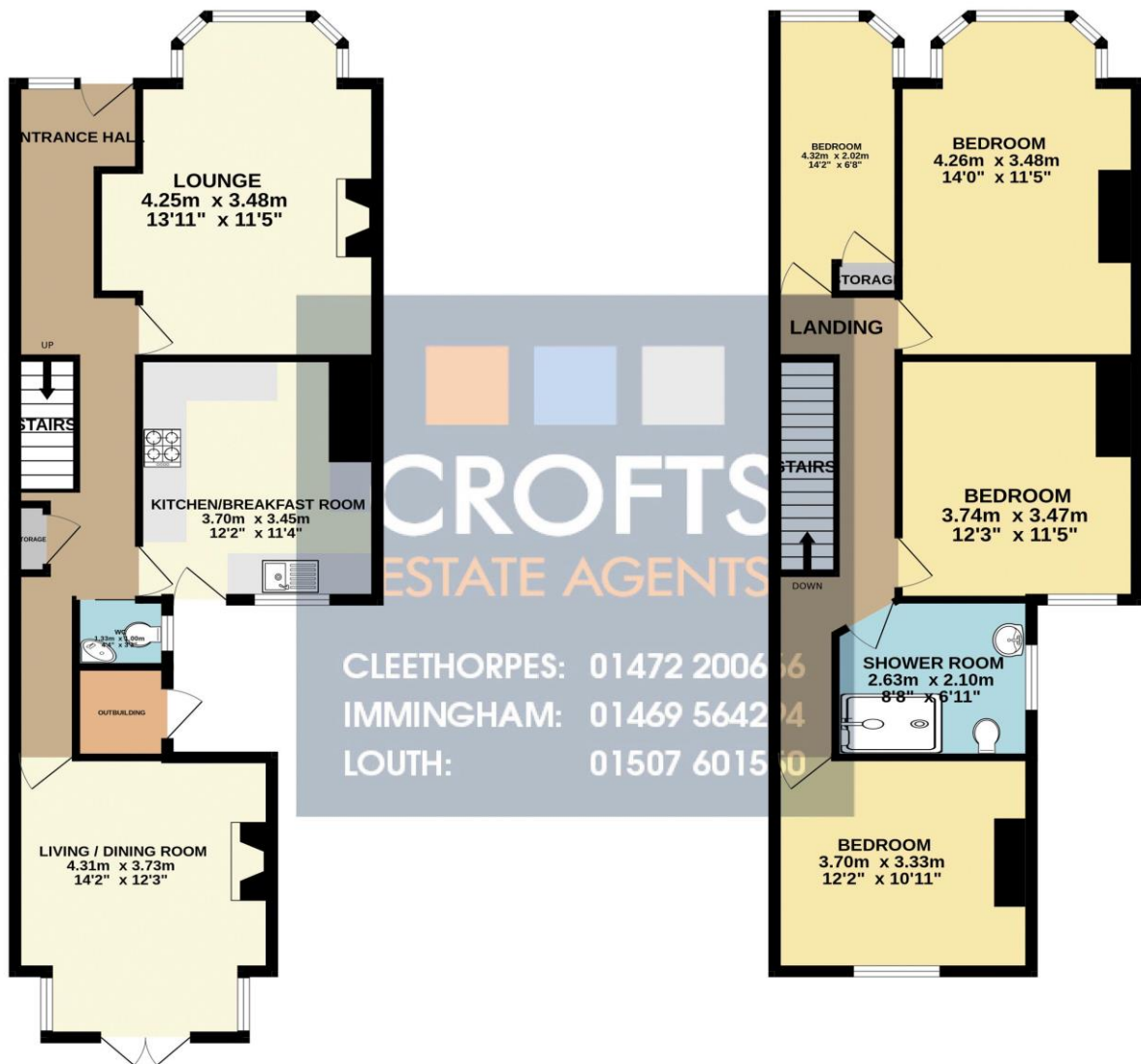
OPEN 7 DAYS A WEEK

Monday to Friday
Saturday
Sunday

9am to 5.30pm (Tuesday opening 9.30am)
9am to 3.00pm
11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR
62.9 sq.m. (677 sq.ft.) approx.

1ST FLOOR
65.6 sq.m. (706 sq.ft.) approx.



TOTAL FLOOR AREA: 128.5 sq.m. (1383 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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