



CROFTS ESTATE AGENTS

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



Hardys Court

Grimsby
DN32 8EF

Fixed £174,950

Crofts estate agents are delighted to offer for sale this end of terrace property which is located within the town of Grimsby. The current owner has spent a considerable amount of money since 2021 on works including two extensions, a new kitchen, sliding patio doors, a boiler and central heating system making this a great opportunity for someone to purchase a property and enjoy hassle free living. Also benefitting from a modern decor throughout, being comes highly advised. Located within close proximity to many local amenities and schools as well as good road and bus links. Internal viewing will reveal the lounge, kitchen-diner, sun room and WC all to the ground floor. To the first floor there are three bedrooms and the bathroom. Externally there are low maintenance gardens to the front and rear and the property also benefits from uPVC double glazing and gas central heating.

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Entrance Hall

Entering the property reveals a window to the front elevation, a radiator and vinyl flooring.

WC

7' 7" x 2' 8" (2.31m x 0.81m)

The WC has an opaque window to the front elevation, a radiator and vinyl flooring. There is also a WC and basin.

Lounge

15' 8" x 13' 9" (4.78m max x 4.20m max)

The lounge has a window to the front elevation, a radiator and vinyl flooring.

Kitchen/Diner

9' 3" x 17' 0" (2.82m x 5.17m)

The kitchen-diner has sliding patio doors to the rear elevation, a radiator and a tiled floor. There is also an extensive range of fitted units with a good space for a dining table and chairs and also an integral electric oven and gas hob with an extractor over.

Sun Room

14' 6" x 6' 3" (4.43m x 1.91m)

The sun room has two sliding patio doors to the side elevation, a radiator and a tiled floor.

First Floor Landing

With a window to the side elevation, access to the loft and a carpeted floor. There is also a built in cupboard.

Bedroom One

13' 3" x 10' 5" (4.04m x 3.18m)

Bedroom one has a window to the rear elevation, a radiator and laminate flooring.

Bedroom Two

11' 10" x 8' 4" (3.60m x 2.54m)

Bedroom two has a window to the front elevation, a radiator and a carpeted floor.

Bedroom Three

7' 3" x 8' 3" (2.21m x 2.52m)

Bedroom three has a window to the front elevation, a radiator and a carpeted floor.

Bathroom

6' 4" x 6' 11" (1.93m x 2.10m)

The bathroom has an opaque window to the rear elevation, a radiator and vinyl flooring. There is also a white suite with a WC, basin and a bath.

Room to side

22' 6" x 5' 5" (6.85m x 1.66m)

With doors to the front and rear, three Velux windows, two radiators and a tiled floor. There is also a basin and shower ideal if someone wanted to do hair from home. Within the dimensions is a WC with a WC, vanity basin and tiled floor.

Outside

With low maintenance garden spaces to the front and rear. There are also two allocated parking spaces.

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

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.

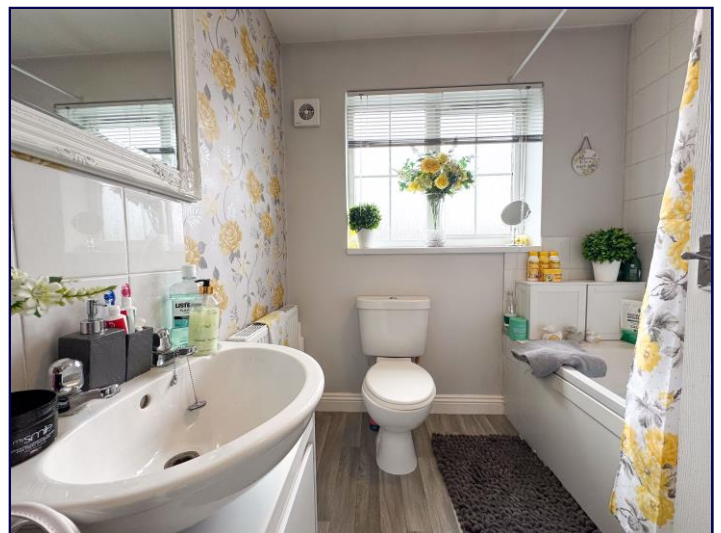
Property Management

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

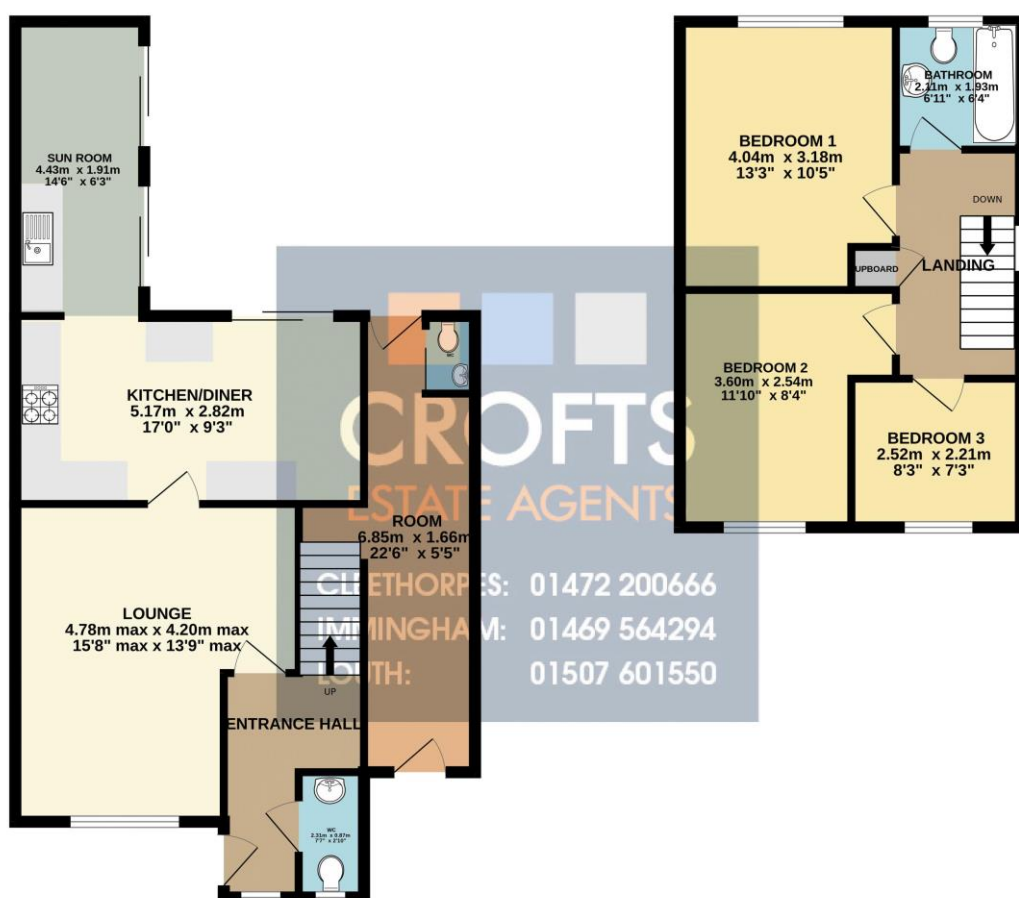
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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
61.5 sq.m. (662 sq.ft.) approx.

1ST FLOOR
38.5 sq.m. (414 sq.ft.) approx.



TOTAL FLOOR AREA: 100.0 sq.m. (1076 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		88 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		