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



Lichfield Road

**Grimsby
DN32 8JZ**

**Offers in the Region Of
£179,950**

Spacious 3-Bedroom Semi-Detached Home on Generous Plot – Lichfield Road, Grimsby. Located on the ever-popular Lichfield Road, this well-presented three-bedroom semi-detached home sits on a larger-than-average plot, offering excellent outdoor space and potential for future development (subject to planning). Ideal for families, first-time buyers, or investors, the property combines generous living accommodation with a sought-after residential location. The ground floor features a spacious lounge, a spacious open-plan kitchen/diner perfect for entertaining, and a useful downstairs WC. Upstairs, you'll find two well-proportioned double bedrooms, a good-sized single bedroom, and a modern family bathroom. With a loft room completing the accommodation. Outside, the standout feature is the expansive rear garden – much larger than typically found in the area – offering lawned areas, patio space, and scope for extensions, outbuildings, or simply enjoying as a private retreat. The front provides off-street parking with further parking available to the rear if required. There is also a garage with an attached conservatory. Situated close to schools, shops, and local amenities, with excellent transport links to Grimsby town centre and the A180, this is a superb opportunity to secure a family home with room to grow. Early viewing is highly recommended to appreciate the space and potential on offer.

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Entrance Hall

Entering the property reveals coving to the ceiling, a radiator and a tiled floor. There is also a small under stairs cupboard.

WC

The WC has an opaque window to the side elevation, a tiled floor, WC and basin.

Lounge

13' 10" x 11' 1" (4.21m x 3.37m)

The lounge has a window to the front elevation, coving to the ceiling, a radiator and laminate flooring.

Kitchen/Diner

14' 2" x 17' 11" (4.31m x 5.46m)

The kitchen-diner has windows and a door to the rear elevation, door to the side, elevation, coving to the ceiling, a radiator and a tiled floor. There is also a range of fitted units with a sink and drainer, plumbing for a washing machine, dishwasher and an electric oven and hob with an extractor over.

First Floor Landing

The first floor landing has an opaque window to the side elevation, a carpeted floor and cupboard.

Bedroom One

10' 0" x 11' 7" (3.05m x 3.53m)

Bedroom one has a window to the front elevation, coving to the ceiling, a radiator and a wooden floor.

Bedroom Two

12' 8" x 10' 7" (3.87m x 3.22m)

Bedroom two has a window to the rear elevation, coving to the ceiling, a radiator and a carpeted floor.

Bedroom Three

9' 3" x 7' 0" (2.82m x 2.14m)

Bedroom three has a window to the rear elevation, coving to the ceiling, a radiator and a carpeted floor.

Bathroom

5' 10" x 5' 9" (1.79m x 1.75m)

The bathroom has an opaque window to the front elevation, a WC, basin and a bath.

Loft Room

10' 5" x 10' 6" (3.17m x 3.20m)

The loft room has a Velux window, carpeted floor and built in storage.

Garage

8' 10" x 17' 10" (2.70m x 5.43m)

The garage has an up and over door, door to the side and electrics.

Conservatory

11' 4" x 11' 1" (3.45m x 3.38m)

The conservatory has tri aspect windows, a tiled floor and electrics.

Outside

With a low maintenance frontage providing off road parking. The rear garden is larger than most and reveals further parking through a gate and access to the garage. The garden itself has two patio areas ideal for alfresco dining, a large lawn and is enclosed by perimeter brick walls and timber fencing.

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.

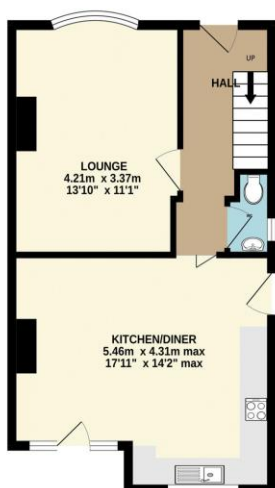
Mortgage and Financial Advice

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

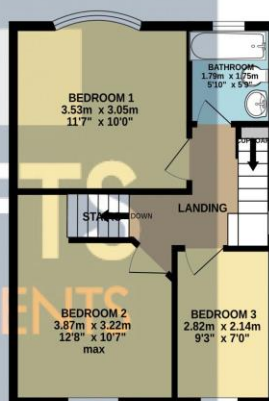
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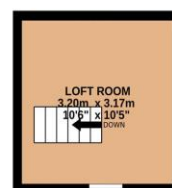
GROUND FLOOR
67.6 sq.m. (728 sq.ft.) approx.



1ST FLOOR
36.1 sq.m. (389 sq.ft.) approx.



2ND FLOOR
10.2 sq.m. (110 sq.ft.) approx.



TOTAL FLOOR AREA: 114.0 sq.m. (1227 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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