



# CROFTS ESTATE AGENTS

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



**Dymoke Drive**

**Grimsby  
DN37 9QQ**

**Auction Guide Price £130,000**

Nestled in a popular residential area, this well-presented two-bedroom semi-detached home offers an abundance of space and versatility, perfect for first-time buyers, downsizers, or investors alike. Benefitting from three reception rooms, the property provides flexible living arrangements—ideal for entertaining, a home office, or many other uses. To the front, a neat garden and driveway provide off-road parking, leading to a larger-than-average garage—ideal for secure parking, storage, or workshop use. The rear garden is a good size, low maintenance with artificial grass and resin bond areas creating ample patio space offering a pleasant outdoor space to relax or enjoy with family. Inside, the property is well maintained and offers great potential for personalisation. The ground floor comprises a spacious lounge-diner, sitting room, shower room and sun room while the kitchen enjoys views over the rear garden. Upstairs, two comfortable bedrooms are served

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### Entrance Hall

Entering the property through the entrance porch reveals a spacious hall way with a radiator and laminate flooring. There is also access to the under stairs storage cupboard.

### Lounge/Diner

12' 5" x 19' 9" (3.78m x 6.02m)

The lounge-diner has two windows to the front elevation, coving to the ceiling, two radiators and a carpeted floor. There is also a feature fire place.

### Sitting Room

9' 9" x 9' 10" (2.96m x 2.99m)

The sitting room has bi-folding doors to the sun room, coving to the ceiling, a radiator and laminate flooring.

### Sun Room

9' 7" x 8' 3" (2.93m x 2.52m)

The sun room has a dual aspect windows to the side and rear elevation, French doors to the rear, a radiator and laminate flooring.

### Kitchen

12' 0" x 9' 5" (3.65m x 2.87m)

The kitchen has a window to the rear elevation, door to the sun room and tiled floor. There is also a modern fitted kitchen with a

sink and drainer, plumbing for a washing machine, an electric oven and gas hob with an extractor over.

### Shower Room

7' 9" x 5' 7" (2.36m x 1.70m)

The shower room has an opaque window to the side elevation, a radiator and vinyl flooring. There is also a WC, vanity basin and a walk in shower enclosure with a mains shower.

### First Floor Landing

The first floor landing has a window to the side elevation, a radiator and a carpeted floor. There is also extensive fitted storage.

### Bedroom One

10' 4" x 16' 4" (3.15m x 4.98m to wardrobes)

Bedroom one has a window to the front elevation, coving to the ceiling, a radiator and a carpeted floor. There is also an extensive range of fitted furniture.

### Bedroom Two

10' 5" x 12' 10" (3.17m x 3.92m)

Bedroom two has a window to the rear elevation, a radiator and a carpeted floor. There is also a range of fitted furniture.

### Garage

24' 3" x 9' 1" (7.40m x 2.78m)

Larger than most, the garage has an up and over door, window and door to the side elevation and electrics.

## Outside

To the front there is low maintenance area and also a generous driveway providing ample off road parking and access to the garage. A gate opens to the side and reveals the rear garden. The rear garden is enclosed by perimeter fencing with an area with artificial grass and plenty of space for relaxing and entertaining.

## 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](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

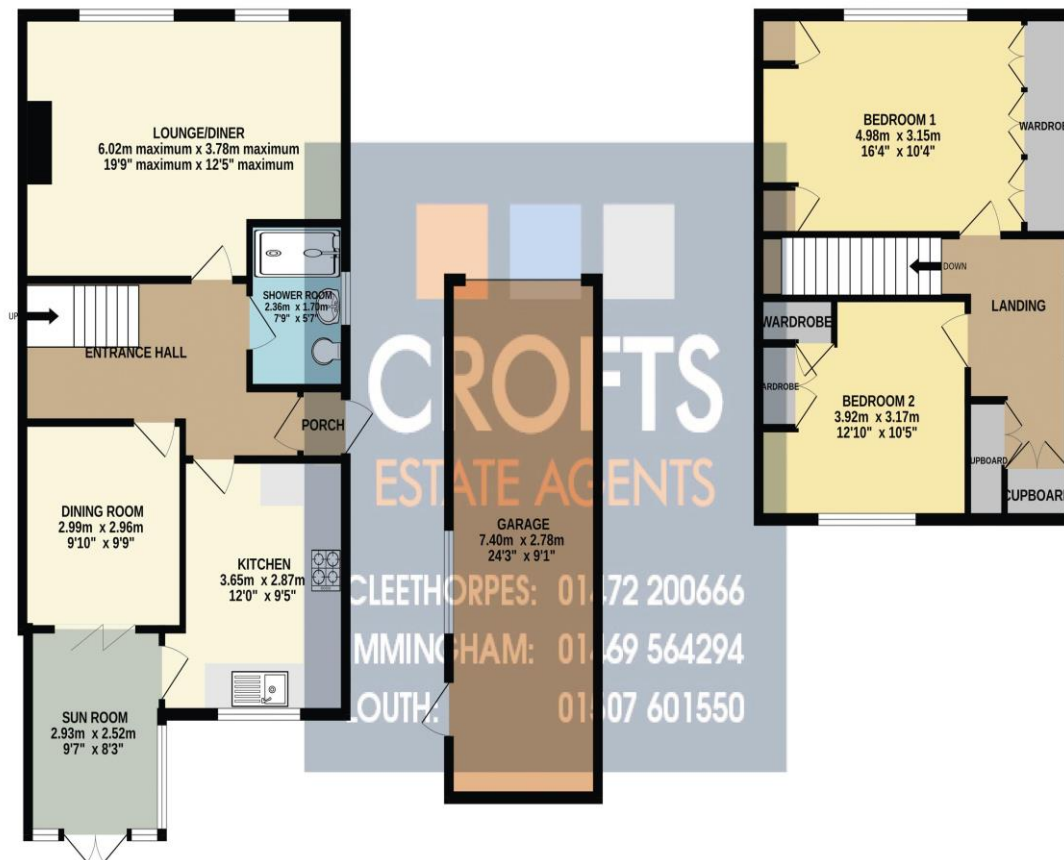
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

**STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN**



GROUND FLOOR  
84.4 sq.m. (908 sq.ft.) approx.

1ST FLOOR  
41.8 sq.m. (450 sq.ft.) approx.



TOTAL FLOOR AREA : 126.1 sq.m. (1358 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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