



CROFTS ESTATE AGENTS

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



3 Waterworks Cottage
Littlefield Lane
Grimsby
DN34 4RU

**Offers in the Region Of
£160,000**

Family Home with Heritage Charm This superb three-bedroom mid-terrace house is a rare gem, set on a block of only four properties, all now listed and protected for their heritage significance. With its attractive frontage, this one-of-a-kind property is sure to delight growing families. Inside, the property boasts an excellent layout, featuring an entrance porch and hall, cosy lounge, dining room, and large kitchen extension to the rear. Upstairs, three bedrooms and a bathroom provide ample space, while a converted loft room with fixed stairs offers endless possibilities for use. The low-maintenance front and south-facing rear gardens are beautifully presented, with patio areas and secure fencing. An attached brick garage and parking space adds the perfect finishing touch. This property offers a unique blend of heritage charm and modern family living. With its excellent layout and desirable features, it's the perfect home for growing families. Don't miss out on this fantastic opportunity to own a piece of history. Contact us today to arrange a viewing and make this property yours!

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham :

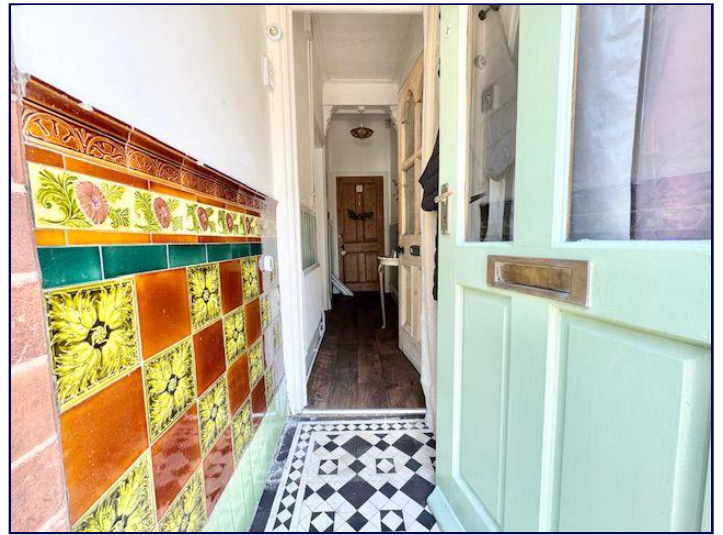
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Entrance porch

4' 0" x 3' 3" (1.21m x 0.99m)

A stunning old entrance hall still has original half tiled walls with white decor over, black and white Minton tiled floor, wood glazed door to the front and wood frosted door into the hall.

Entrance hall

11' 10" x 3' 3" (3.60m x 0.99m)

The entrance hall has wood effect vinyl flooring, white decor dado rail and original coving, radiator and pendant light.

Lounge

11' 11" x 11' 3" (3.63m x 3.44m)

The cute lounge has wood effect vinyl flooring, white decor to original coving with feature wall, original wood windows, open grey tiled fireplace with electric fire, radiator, ceiling light and under stairs storage.

Dining room

9' 1" x 14' 11" (2.77m x 4.55m)

A really good sized dining room can be flexible in terms of how its employed and has wood laminate flooring, cream and white decor to coving, uPVC window to the rear, pendant light and radiator

Kitchen

16' 0" x 9' 1" (4.88m x 2.77m)

The kitchen has wood wall and base units to both sides of the room with dark grey work tops and one and a half stainless sink drainer over. The kitchen has an integral 5 ring hob with extractor over, eyeliner oven grill with space for washing machine and tall fridge freezer. The room has cream splash back tiling, tiled floor, uPVC window to the side with uPVC door and window to the rear, six down lights grey half wood paneled walls and white decor over.

Stairs and landing

The stairs have chequered grey carpet with grey wood effect vinyl to the landing area, half paneled green walls, with dado and white decor over, loft access and pendant light.

Bedroom One

9' 9" x 10' 0" (2.98m x 3.04m)

Double bedroom with yellow and white decor, brown carpet, built in storage, pendant light, radiator and original wood window.

Bedroom Two

9' 0" x 8' 8" (2.75m x 2.65m)

Single bedroom with cream decor, wood laminate, radiator, uPVC window to the rear with blind and pendant light.

Bedroom Three

9' 1" x 7' 2" (2.76m x 2.19m)

A second single bedroom has beige carpet, white decor, uPVC window and blind, radiator and pendant light.

Family Bathroom

9' 9" x 4' 8" (2.98m x 1.42m)

With cream bath and vanity sink, shower over the bath with glass screen and white WC, original wood frosted window, ceiling light, radiator, half grey paneled grey walls, dado and decor over, white tiled splash backs.

Loft Room

11' 3" x 12' 8" (3.42m x 3.87m)

A large loft room has fixed steep wood stairs and can be used for a variety of things. The room has Velux window, wood laminate floor, white decor, eaves storage and wall lights.

Front garden

Neat frontage with timber gate, low wall and path to door and low maintenance front garden with astro grass.

Rear garden

A south facing rear garden is beautifully presented with concrete path and patio towards the back of the garden with astro turf area and gravel garden all enclosed with timber fencing with gate to front. A concrete service area is also useful.

Garage and Parking

14' 8" x 8' 5" (4.48m x 2.57m)

A brick garage has up and over metal door with concrete parking area in front of it.



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 and 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

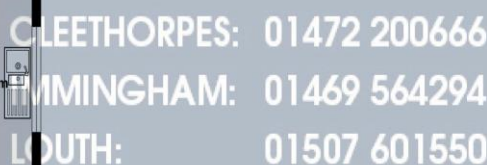




OPEN 7 DAYS A WEEK

Monday to Thursday	9am to 5.30pm (Tuesday opening 9.30am)
Friday	9am to 6.00pm
Saturday	9am to 3.00pm
Sunday	11am to 2.00pm (Louth & Immingham closed)

2ND FLOOR
24.3 sq.m. (262 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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