



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

CLEETHORPES
01472 200666

IMMINGHAM
01469 564294

LOUTH
01507 601550

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



Tree Tops, 13 Vaughan Avenue Grimsby DN32 8QB

Offers in Excess of
£465,000

Located on the ever-popular Vaughan Avenue in Grimsby, this superbly extended detached property offers a versatile layout that will appeal to families and those seeking spacious living. Designed with modern lifestyles in mind, the home features an impressive open-plan kitchen, dining, and lounge area that forms the heart of the property, ideal for everyday living and entertaining. To the rear, a stunning sun room provides a light-filled retreat with picturesque views over the garden, seamlessly connecting indoor and outdoor living, a double bedroom, complete with an en-suite, and a family bathroom complete this floor. With three well-proportioned bedrooms, one benefitting from an en-suite, alongside a convenient WC/utility on the floor below. Externally, the property continues to impress. The sun room opens out onto a fabulous raised deck, perfect for summer evenings, with steps leading down to a stylish entertaining area and a generous garden beyond. Whether relaxing or hosting, the outdoor space is designed for enjoyment all year round. This is a truly exceptional home, offering flexible accommodation, modern style, and beautiful garden aspects in a highly regarded residential location.

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 :

Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk



Entrance

Entering the property reveals a unique view over both floors along with built in storage and stairs to both floors.

Kitchen/Dining/Lounge

25' 3" x 22' 3" (7.69m x 6.78m)

An amazing space with dual aspect windows to the front and rear, Amtico flooring and a stunning modern wood burning stove. There is a superb fitted kitchen with plenty of storage and counter space along with a one and a half sink and drainer and an Island. Branded integral appliances include a dish washer, wine cooler, two electric ovens, microwave, coffee machine and a gas hob with an extractor over. There is also a good space for a dining table and chairs, large sofa and the room flows into the sun room.

Sun Room

12' 0" x 13' 4" (3.66m x 4.07m)

The sun room has dual aspect windows to the side and rear elevation, Bi-folding doors onto the deck and Amtico flooring.

Bedroom One

25' 3" x 10' 11" (7.69m x 3.32m)

Bedroom one has a French doors to the rear, onto the deck, a carpeted floor and an extensive range of fitted wardrobes.

En-suite

10' 10" x 5' 4" (3.31m x 1.63m)

The en-suite has an opaque window to the rear elevation, fully tiled walls and flooring with electric under floor heating and a superb modern suite with a WC, vanity basin and a walk in shower enclosure with a mains shower.

Family Bathroom

10' 6" x 7' 2" (3.19m x 2.18m)

The family bathroom has an opaque window to the front elevation, fully tiled walls and flooring with under floor heating and a superb suite with a WC, bidet, basin, bath and a shower enclosure with a mains shower.

Landing

Down the stairs reveals a carpeted floor and built in under stairs cupboard.

Bedroom Two

22' 3" x 12' 7" (6.78m x 3.84m)

Bedroom two has dual aspect windows to the front and side elevation and a carpeted floor.

En-suite to bed 2

10' 9" x 4' 7" (3.27m x 1.40m)

The en-suite has an opaque window to the front elevation, fully tiled walls and flooring with electric under floor heating and a heated towel rail. There is also a superb suite with a WC, vanity basin and a shower enclosure with a mains shower.

Bedroom Three

10' 9" x 18' 1" (3.27m x 5.51m)

Bedroom three has two windows to the front elevation and a carpeted floor.

Bedroom Four

11' 0" x 14' 7" (3.35m x 4.45m)

Bedroom four has a window to the rear elevation, a carpeted floor and fitted storage.

WC-Utility

6' 10" x 8' 6" (2.08m x 2.58m)

With an opaque window to the rear elevation, laminate flooring and cupboards housing the water softener, heating and plumbing for a washing machine. There is also a modern suite with a WC and vanity basin.

Garage

29' 11" x 10' 4" (9.13m x 3.16m maximum)

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

Outside

With two driveways forming an in out driveway if required, there is ample off road parking to the front for cars and vans or a motor home. A gate leads into the rear garden. There are also an assortment of established shrubs to complete the front garden. The rear garden is a sight to behold, with a vast lawn, with plenty of beautiful shrubs, tree and fruit trees. An area of raised beds to grow your own fruit and vegetables, green houses and also a lovely pond, all of which creates a lovely setting. With a covered entertaining area, with plenty of space for furniture, an outside fire and plenty of electrical sockets, this is a garden perfect for people who play host or for anyone looking to relax in peace and quiet.



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 F: 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.





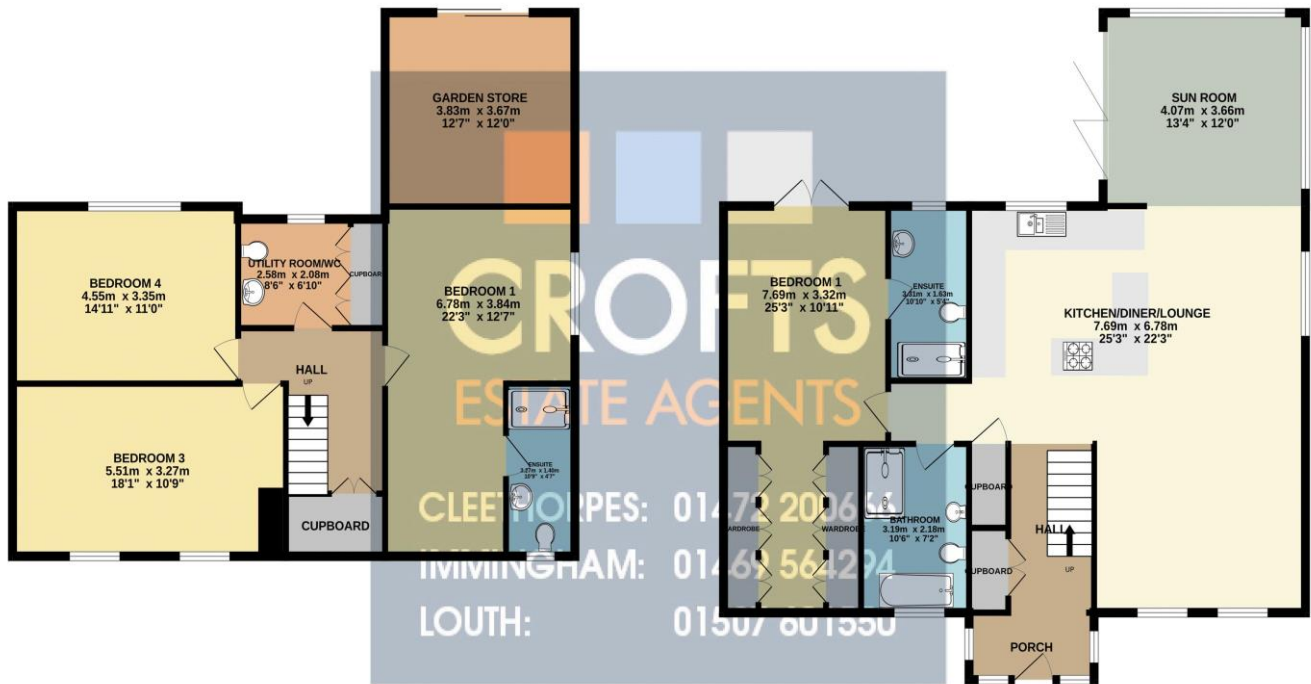
OPEN 7 DAYS A WEEK

Monday to Friday
Saturday
Sunday

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

BASEMENT
87.7 sq.m. (944 sq.ft.) approx.

GROUND FLOOR
108.3 sq.m. (1166 sq.ft.) approx.



TOTAL FLOOR AREA: 196.1 sq.m. (2110 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.
Made with Metropix ©2025

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS Although we have taken great care to insure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. In particular any information provided in respect of tenure, council tax, rateable values etc has been given in good faith and whilst believed to be correct, may be subject to amendment. Any references to the condition, use or appearance of the property are made for guidance only, and no warranties are given or implied by this information. It is not Crofts policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquires, in order to ensure that any necessary consents have been obtained. All measurements are approximate and are for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purpose only, and are not for any other use but guidance & illustration. Crofts have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore verify that they are in working order, or fit for their intended purpose. These details do not form any part of any contract, and unless specifically stated otherwise, furnishings and contents are not included within this sale.