



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



Farebrother Street

Grimsby
DN32 0JT

£130,000

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 :

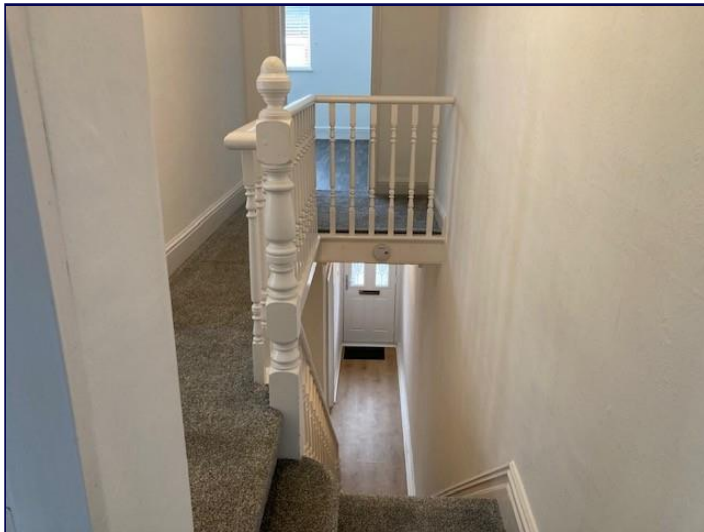
Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk



Property Introduction

NO FORWARD CHAIN. Early viewing is strongly recommended for this beautifully presented and part-refurbished property – the perfect choice for first-time buyers, growing families, or investors alike. Step inside to discover a stylish interior featuring gas central heating and uPVC double glazing throughout. The home offers a welcoming entrance hallway, spacious lounge, versatile dining room, and a brand-new contemporary kitchen. Completing the ground floor is a handy lobby and modern newly fitted family bathroom. Upstairs, a bright landing leads to three well-proportioned bedrooms and a cloakroom, creating a flexible layout for modern living. Outside, enjoy gardens to the front and rear, providing both kerb appeal and private outdoor space. This is a home you can unpack and enjoy straight away – blending comfort, style, and practicality. **** NO FORWARD CHAIN! ****

Entrance Porch

Retaining the original tiling to half height to the walls and having decorative glazed entry door through to the hallway.

Hallway

Stepping through the front door takes you into the pleasantly presented hallway which offers laminate flooring, central heating radiator, new consumer unit and staircase leading to the first floor.

Lounge

12' 3" plus bay x 11' 2" (3.745m x 3.398m)

Offering uPVC double glazed bay window to the front elevation. Coving and rose to the ceiling. Central heating radiator. Laminate flooring. Electric fire set into a brick surround with matching television plinth.

Dining Room

13' 2" x 9' 1" (4.006m x 2.770m)

uPVC double glazed French doors with overhead glazed panel to the rear elevation. Central heating radiator. Laminate flooring. Coving to the ceiling.

Kitchen

16' 5" x 9' 0" (5.005m x 2.738m)

Recently installed this modern kitchen offers an excellent range of fitted wall and base units with complementary work surfacing with splashback and inset stainless steel sink and drainer. Integrated oven and four ring gas hob with chimney extractor over. Plumbing for a washing machine. Worcester gas boiler. uPVC double glazed window to the side elevation.

Lobby

uPVC double glazed entry door to the side elevation.

Bathroom

8' 6" x 9' 0" (2.587m x 2.753m)

A modern white bathroom suite comprising w.c, vanity wash hand basin and a panelled bath with screen and shower over. Fitted extractor. Central heating radiator. uPVC double glazed window to the side elevation.

First Floor Landing

Split level landing providing access to the bedrooms and cloakroom.

Bedroom One

12' 3" x 14' 8" into wardrobes (3.740m x 4.476m)

The main bedroom has a uPVC double glazed window to the front elevation and has fitted wardrobes along one wall. Central heating radiator.

Bedroom Two

13' 7" x 9' 2" (4.137m x 2.793m)

uPVC double glazed window to the rear elevation. Central heating radiator.

Cloakroom

3' 1" x 5' 10" (0.943m x 1.768m)

A useful addition to the property is the first floor cloakroom which offers a w.c and wall mounted wash basin. uPVC double glazed window to the side elevation.

Bedroom Three

12' 6" x 9' 0" (3.807m x 2.738m)

uPVC double glazed window to the rear elevation. Central heating radiator.

Outside

The property boasts well kept front and rear gardens. The delightful rear garden, offers a mix of lawn, mature planting, and practical outdoor space. A paved pathway leads past a handy timber shed, while raised flower beds bring seasonal colour. To the rear, a covered seating area provides the perfect spot for relaxing or entertaining, with secure fencing and walls ensuring privacy. Low-maintenance yet inviting, this garden is ideal for both family use and quiet enjoyment.

Notes

New composite front and double glazed back door has been installed, new consumer unit fitted. Newly decorated throughout including flooring.

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.

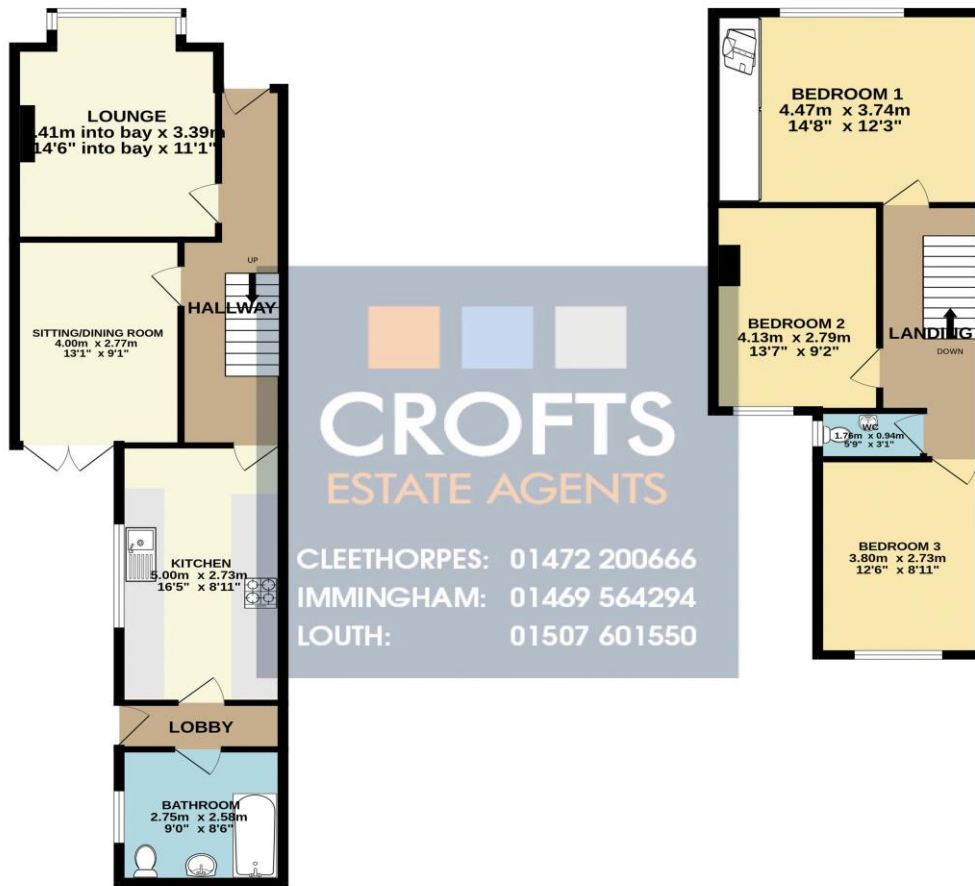
Broadband and Telecom Communications

Broadband and mobile speeds and availability can be assessed



GROUND FLOOR
57.9 sq.m. (624 sq.ft.) approx.

1ST FLOOR
47.1 sq.m. (507 sq.ft.) approx.



TOTAL FLOOR AREA: 105.1 sq.m. (1131 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.