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



Castle Court

Grimsby
DN32 7LB

Offers in the Region Of £77,500

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Property Introduction

Welcome to this well-presented mid-terrace home, ideally situated in the popular Castle Court area of Grimsby. Perfect for first-time buyers, downsizers, or investors, this property offers comfortable living in a convenient location. To the ground floor, the accommodation comprises a welcoming lounge, ideal for relaxing or entertaining guests, and a spacious kitchen-diner to the rear. The kitchen provides ample cupboard and worktop space, along with room for a dining table, making it a great social hub of the home. Upstairs, you will find two well-proportioned bedrooms and a modern shower room with a shower cubicle, wash basin, and WC. Externally, the front of the property benefits from a driveway providing off-road parking for one vehicle. To the rear, there is a small, low-maintenance garden—perfect for enjoying the outdoors without the upkeep. Located close to local amenities, schools, and transport links, this property offers both practicality and potential. Whether you're looking to get onto the property ladder or expand your portfolio, this home ticks all the boxes. Early viewing is highly recommended to fully appreciate what this property has to offer.

Entrance

Entering the property reveals a carpeted floor.

Lounge

11' 11" x 12' 0" (3.62m x 3.65m)

The lounge has a window to the front elevation, a radiator and a carpeted floor.

Kitchen/Diner

12' 4" x 11' 9" (3.75m x 3.57m)

The kitchen-diner has a window and door to the rear elevation, a radiator and vinyl flooring. There is also a range of fitted units with a sink and drainer, plumbing for a washing machine and also access to the under stairs cupboard. There is also space for a dining table and chairs.

First Floor Landing

With access to the loft, a cupboard and carpeted floor.

Bedroom One

8' 4" x 11' 8" (2.53m x 3.56m)

Bedroom one has a window to the front elevation, a radiator and a carpeted floor.

Bedroom Two

9' 3" x 8' 6" (2.81m x 2.60m)

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

Shower Room

5' 5" x 5' 10" (1.64m x 1.79m)

The shower room has an opaque window to the rear elevation, tiled walls, a radiator and a carpeted floor. There is also a WC, basin and a shower cubicle with an electric shower.

Outside

With a parking space to the front and a small low maintenance garden to the rear, enclosed by perimeter fencing with a gate to the rear and a shed.

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, 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

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

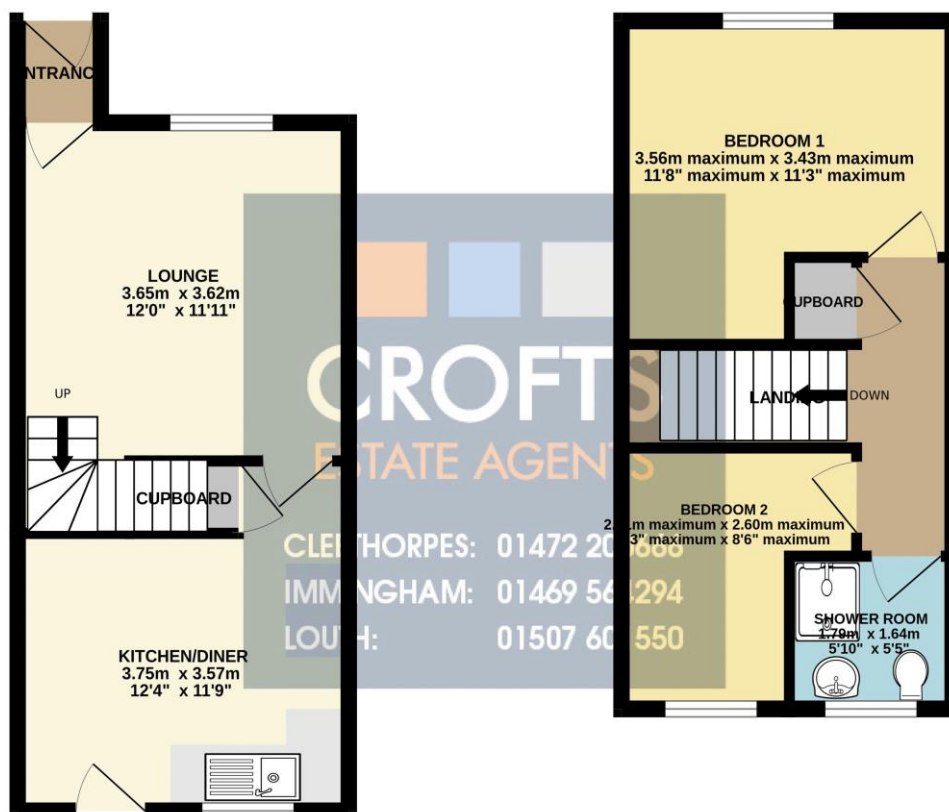
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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



GROUND FLOOR
27.8 sq.m. (299 sq.ft.) approx.

1ST FLOOR
26.8 sq.m. (288 sq.ft.) approx.



TOTAL FLOOR AREA: 54.6 sq.m. (588 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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