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



Old Fleet

Grimsby
DN37 9RT

£150,000

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Property Introduction

Situated in a popular residential area of Grimsby, this well-presented three-bedroom semi-detached property on Old Fleet offers generous living space and excellent versatility for families, first-time buyers, or downsizers alike. The ground floor comprises a bright and welcoming lounge, a well-equipped kitchen with ample storage, and a spacious conservatory that provides additional living or dining space overlooking the rear garden. Also located on the ground floor is a double bedroom and a modern shower room – ideal for those seeking ground-level accommodation or guest space. Upstairs, you'll find two further bedrooms, both well-proportioned and filled with natural light, making them perfect for children, guests, or a home office. Outside, the property benefits from gardens to both the front and rear. The rear garden is enclosed, offering a safe space for children or pets, while the front garden adds to the property's kerb appeal. A private driveway provides convenient off-road parking. Located close to local amenities, schools, and transport links, this lovely home combines comfort, convenience, and flexibility. Early viewing is highly recommended to appreciate the space and potential on offer.

Entrance Hall

Entering the property reveals coving to the ceiling, a radiator and a tiled floor.

Lounge

16' 4" x 10' 11" (4.97m x 3.33m)

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

Kitchen

10' 8" x 9' 11" (3.26m x 3.01m)

The kitchen has a dual aspect windows to the side and rear elevation, door to the rear, a radiator and a tiled floor. There is also a range of fitted units with one and a half sink and drainer and plumbing for a washing machine.

Conservatory

9' 11" x 9' 6" (3.01m x 2.89m)

The conservatory has tri aspect windows, a door to the side elevation, a radiator and a tiled floor.

Bedroom Three

9' 1" x 10' 11" (2.78m x 3.34m)

Bedroom three has French doors with a window either side to the rear elevation, coving to the ceiling, a radiator and a carpeted floor.

Shower Room

8' 0" x 5' 4" (2.43m x 1.63m)

The shower room has an opaque window to the side elevation, a WC, basin and a shower cubicle with a mains shower.

Stairs

Carpeted stairs lead to the first floor with a storage cupboard at the top.

Bedroom One

12' 11" x 10' 11" (3.93m x 3.34m)

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

Bedroom Two

12' 11" x 6' 7" (3.93m x 2.01m)

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

Outside

To the front there is a well kept lawn with established shrubs and also a driveway providing off road parking. A gate then opens to reveal the rear garden which has a further lawn, established shrubs and also a paved patio area ideal for alfresco dining.

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.

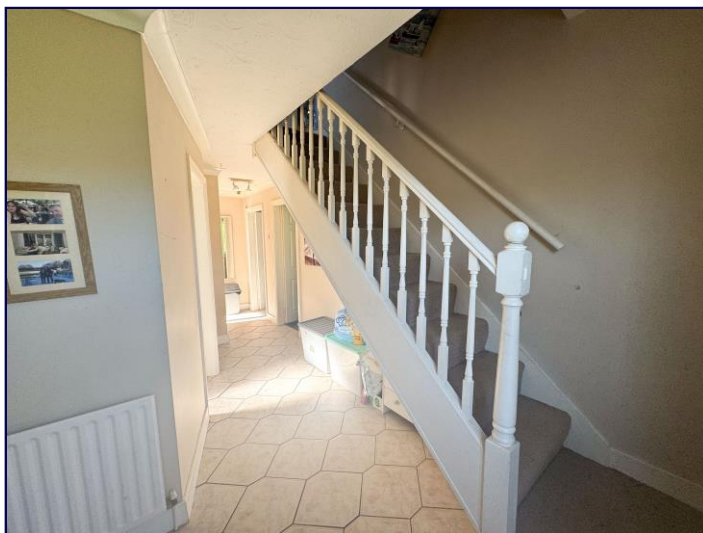
<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

Viewings

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

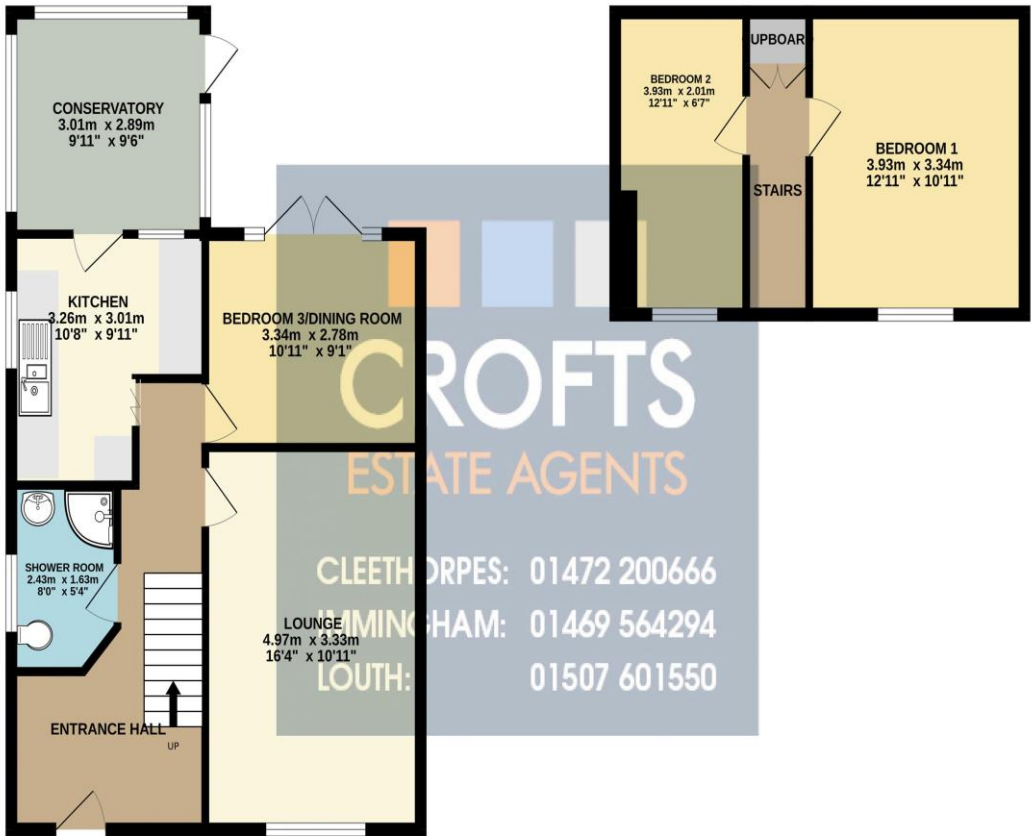
Council Tax Information

Band B: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti



GROUND FLOOR
57.5 sq.m. (619 sq.ft.) approx.

1ST FLOOR
24.5 sq.m. (263 sq.ft.) approx.



TOTAL FLOOR AREA : 82.0 sq.m. (882 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 Metroplex 5/2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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