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



St. Nicholas Drive

Grimsby
DN37 9QB

£135,000

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Property Introduction

Located in the popular Wybers Wood area of Grimsby, this three-bedroom semi-detached home is offered to the market with no forward chain, making it an ideal purchase for families or first-time buyers. The ground floor features a lounge, perfect for relaxing or entertaining, along with a fitted kitchen and a separate dining room. To the first floor are three good-sized bedrooms and a four-piece family bathroom, offering both a bath and a separate shower for added convenience. Outside, the property benefits from gardens to the front and rear, providing space for outdoor enjoyment with minimal upkeep. A driveway offers ample off-road parking and leads to a detached garage, ideal for storage or additional parking. An electric car charging point is also fitted, adding a valuable modern touch for eco-conscious buyers. Situated close to local shops, schools, and transport links, this lovely home combines practicality, comfort, and convenience. A superb opportunity to purchase a move-in-ready property in a sought-after residential area. Early viewing is highly recommended.

Entrance Hall

Entering the property reveals a radiator and under stairs storage.

Lounge

12' 9" x 11' 10" (3.89m x 3.61m)

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

Dining Room

10' 0" x 7' 8" (3.06m x 2.34m)

The dining room has a window to the rear elevation and a radiator. There are also fitted units.

Kitchen

10' 0" x 9' 7" (3.06m x 2.93m)

The kitchen has a window to the rear elevation, a door to the side and access to a storage cupboard. There is also a fitted kitchen with a sink and drainer and plumbing for a washing machine.

First Floor Landing

The first floor landing has an opaque window to the side elevation.

Bedroom One

12' 1" x 10' 2" (3.68m x 3.10m)

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

Bedroom Two

10' 11" x 9' 7" (3.32m x 2.92m)

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

Bedroom Three

7' 0" x 7' 4" (2.14m x 2.24m)

Bedroom three has a window to the front elevation and a radiator.

Bathroom

7' 7" x 8' 0" (2.30m x 2.43m)

The bathroom has dual aspect opaque windows to the rear and side elevation, a heated towel rail and a four piece suite. There is a WC, basin, corner bath and a walk in enclosure with a mains shower.

Garage

The garage has an up and over door and door to the side.

Outside

With a lawn and driveway to the front. There is also an electric car charging point and a gate to the rear garden. The rear garden has a further lawn and a patio area.

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

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 a wide range of mortgages from over 50 of the UK's best-known lenders, **Crofts Estate Agents**, in partnership with **Forge Financial Solutions**, can help you find the mortgage that best suits your needs.

Forge Financial Solutions will act on your behalf, providing expert advice on mortgages and other financial matters, ensuring you receive tailored guidance and support throughout the process.

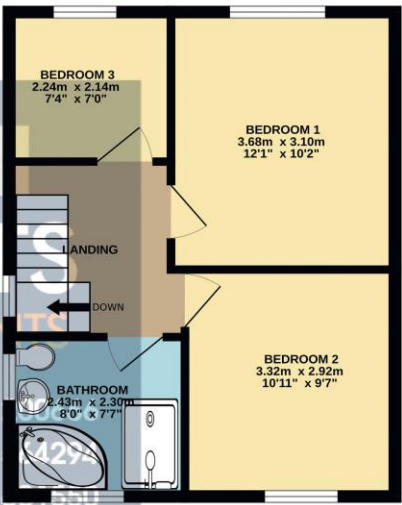
STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



GROUND FLOOR
38.2 sq.m. (411 sq.ft.) approx.



1ST FLOOR
37.0 sq.m. (398 sq.ft.) approx.



TOTAL FLOOR AREA : 75.2 sq.m. (809 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		