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



Little Coates Road

Grimsby
DN34 5SX

Offers in the Region Of £147,500

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Property Introduction

A well presented four-bedroom terraced home, ideally located close to excellent transport links, reputable schools, local amenities and attractive green spaces. Offering a superb blend of comfort and convenience, this property is perfect for first-time buyers and families alike. The accommodation comprises a welcoming lounge, tastefully decorated to create a warm and relaxing environment. The well-proportioned kitchen features wood-effect units, an oven and hob, and plumbing for both a dishwasher and washing machine. There is also a dedicated dining area with French doors opening out to the rear garden—ideal for enjoying meals outdoors during the warmer months. Upstairs, the property offers four bedrooms, including two generous doubles and two additional single rooms, providing flexible space for family living, guests or home working. The family bathroom is equipped with a bath, separate shower and sink, offering all the essentials for modern living but is ready for the next buyer to make their own mark. Additional benefits include uPVC double glazing and gas central heating throughout. Externally, the home features a spacious front driveway providing ample off-road parking, while the rear garden offers a pleasant outdoor space to relax and unwind. A delightful property in a sought-after location—early viewing is highly recommended.

Entrance Hallway

13' 0" x 5' 11" (3.967m x 1.801m)

Double glazed entry door to the front elevation. Coving and rose to the ceiling. Tiled flooring. Central heating radiator. Staircase to the first floor with useful understairs storage cupboard.

Lounge

13' 0" x 12' 8" (3.952m x 3.867m)

With uPVC double glazed window to the front elevation, the living room is pleasantly presented and has coving and rose to the ceiling. A focal point of the living room is created by the Louis styled fire surround incorporating a gas fire. Central heating radiator.

Kitchen/Diner

10' 6" x 18' 11" (3.207m x 5.765m)

This well proportioned kitchen diner runs across the width of the property and has a uPVC double glazed window and French doors to the rear elevation. The kitchen offers a good array of fitted wall and base units with contrasting work surfacing with inset sink and drainer. Splashback tiling. Integrated oven and four ring gas hob with chimney extractor over. Plumbing for both a washing machine and tumble dryer. Useful understairs storage cupboard. Tiled flooring. Central heating radiator. Gas boiler.

First Floor Landing

Coving and loft access to the ceiling.

Bedroom One

13' 0" x 12' 6" (3.969m x 3.800m)

The first of the double bedrooms offers two uPVC double glazed windows to the front elevation. Central heating radiator.

Bedroom Two

13' 0" x 11' 5" (3.957m x 3.485m)

Two uPVC double glazed windows to the front elevation. Central heating radiator. Coving and rose to the ceiling.

Bedroom Three

7' 5" x 9' 3" (2.270m x 2.828m)

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

Bedroom Four

10' 6" x 6' 10" (3.192m x 2.088m)

The final of the four bedrooms is currently used as a home office or hobby room but creates a pleasant sized single bedroom. uPVC double glazed window. Central heating radiator.

Bathroom

7' 5" x 7' 6" (2.264m x 2.292m)

The bathroom offers a corner shower with electric shower, bath, w.c and wash hand basin. Tiled splashback. uPVC double glazed window to the rear elevation. Central heating towel radiator.

Front Garden

The front garden is paved offering ample off road parking for several vehicles and standing for a caravan/motorhome or similar.

Rear Garden

The rear garden enjoys a sunny aspect and has lawn and paved patio ideal for outdoor entertaining.

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 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
40.6 sq.m. (437 sq.ft.) approx.

1ST FLOOR
51.3 sq.m. (552 sq.ft.) approx.



TOTAL FLOOR AREA: 91.9 sq.m. (989 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		87 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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