



Westward Close

Grimsby  
DN34 5AN

Offers in the Region Of  
£206,950

NO FORWARD CHAIN - EXTENDED SEMI DETACHED PROPERTY - Crofts estate agents are delighted to offer for sale this spacious family home which is located within the town of Grimsby. Ideal for a family with flexible spaces, this property comes with viewing highly advised. The property is located within close proximity of the town centre and many local amenities, schools and also Colleges. Internal viewing will reveal the lounge, kitchen-diner, conservatory, utility room, wet room and a storage room which was originally the garage but could be plastered and then used as a room. With four good sized bedrooms and a shower room to the first floor. Externally there is a block paved frontage for off road parking and the rear garden is a sight to behold with beautiful flower beds, a lawn and patio area ideal for alfresco dining. The property also benefits from uPVC double glazing and gas central heating.

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](http://www.croftsestateagents.co.uk)



### **Entrance Hall**

Entering the property reveals the hall with coving to the ceiling, a radiator and a carpeted floor. There is also a built in cupboard.

### **Lounge**

16' 4" x 18' 9" (4.97m x 5.72m)

The lounge has a window to the front elevation, coving to the ceiling, a radiator and a carpeted floor. There is also an inset gas fire.

### **Kitchen/Diner**

8' 4" x 18' 9" (2.53m x 5.72m)

The kitchen-diner has a window to the rear elevation, coving to the ceiling, a radiator and a carpeted floor. There is also a range of fitted units with a one and a half sink and drainer and a double electric oven and gas hob both being Neff.

### **Passage**

A door off the kitchen leads to a passage with a door into what was the garage.

### **Storage**

13' 8" x 10' 8" (4.17m x 3.26m)

This space has a window to the front elevation and could be used in many ways and put to use as a further reception room, games room or home gym, the possibilities are endless.

### **Utility room**

7' 2" x 6' 1" (2.18m x 1.86m)

The utility room has a window to the rear elevation, a tiled floor, pluming for a washing machine and a sink and drainer.

### **Wet Room**

7' 2" x 4' 2" (2.18m x 1.26m)

The wet room has an opaque window to the rear elevation, fully tiled walls, a radiator and a WC, basin and an electric shower.

### **First Floor Landing**

The first floor landing has coving to the ceiling and a carpeted floor.

### **Bedroom One**

12' 0" x 18' 10" (3.66m x 5.73m inside wardrobe)

Bedroom one has window to the front elevation coving to the ceiling, a radiator and a carpeted floor. There is also a wall of fitted wardrobes.

### **Bedroom Two**

9' 4" x 11' 6" (2.84m x 3.51m)

Bedroom two has a window to the rear elevation coving to the ceiling, a radiator and a carpeted floor. There is also access to the loft and fitted wardrobes.

**Cleethorpes** 01472 200666  
**Immingham** 01469 564294  
**Louth** 01507 601550

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### **Bedroom Three**

10' 4" x 14' 0" (3.16m x 4.27m)

Bedroom three has a window to the front elevation coving to the ceiling, a radiator and a carpeted floor. There are also fitted wardrobes.

### **Bedroom Four**

10' 6" x 14' 0" (3.19m x 4.26m)

Bedroom four has two windows to the rear elevation coving to the ceiling, a radiator and a carpeted floor.

### **Shower Room**

5' 6" x 7' 5" (1.67m x 2.26m)

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

### **Outside**

To the front there is a block paved space which creates off road parking. The rear garden is full of beautiful vibrant colours with established shrubs and flower beds, a lawn and a 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.

### **Viewings**

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

### **Council Tax Information**

Band C: To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://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](http://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**

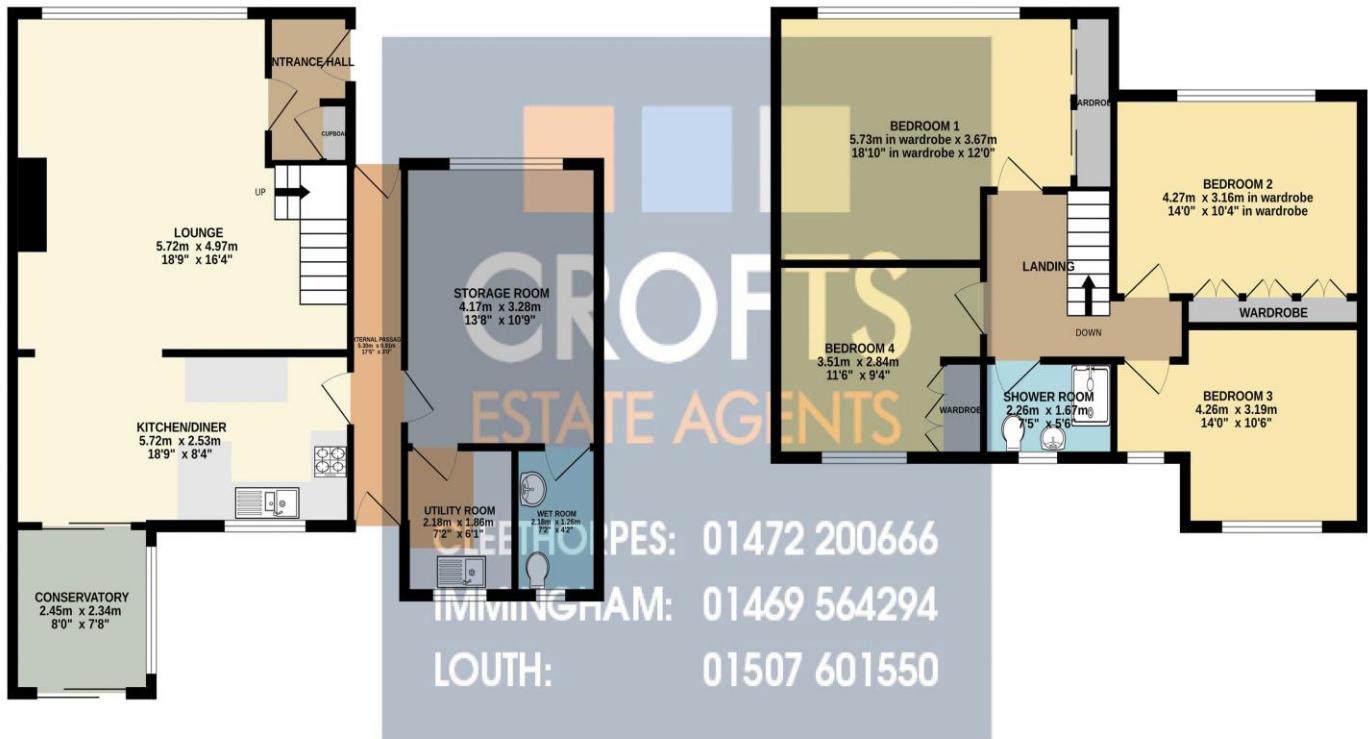
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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GROUND FLOOR  
73.7 sq.m. (793 sq.ft.) approx.

1ST FLOOR  
62.6 sq.m. (674 sq.ft.) approx.



TOTAL FLOOR AREA: 136.2 sq.m. (1466 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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