



## Halton Way

Grimsby  
DN34 5EU

£190,000

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## Property Introduction

Situated on the ever-popular Halton Way in Grimsby, this superbly appointed semi-detached bungalow offers stylish, single-level living ideal for a wide range of buyers. Beautifully maintained and presented throughout, the accommodation begins with a welcoming entrance hall leading into a bright and comfortable lounge, perfect for relaxing or entertaining. The modern fitted kitchen provides ample storage and workspace, making it both practical and attractive. To the rear, a delightful conservatory overlooks the garden and offers a peaceful additional reception space, ideal for enjoying the outlook in all seasons. The bungalow features two well-proportioned bedrooms, both presented to a high standard, along with a contemporary shower room finished with quality fittings. Every room reflects the care and attention given to the home, creating a move-in-ready property. Externally, the home benefits from gardens to both the front and rear, with the rear garden providing a private and well-kept outdoor space for relaxing or entertaining. A driveway offers off-road parking and leads to a garage, providing excellent storage. Located close to local amenities, transport links and green spaces, this attractive bungalow combines comfort, convenience and modern living. An early viewing is highly recommended to fully appreciate everything this wonderful home has to offer. If you'd like a slightly more "upmarket" or more "family-friendly" tone, I can tweak it.

## Entrance Hall

Entering the property reveals a radiator and laminate flooring.

## Lounge

15' 5" x 11' 3" (4.70m x 3.42m)

The lounge has a window to the front elevation, coving to the ceiling, a radiator and laminate flooring. There is also a feature fire place.

## Kitchen

8' 7" x 10' 3" (2.61m x 3.12m)

The kitchen has a window and door to the rear elevation into the conservatory, laminate flooring and a superb fitted kitchen with ample storage and counter space. There is also a sink and drainer, under counter fridge and freezer, plumbing for a washing machine and an electric oven with a FVE ring gas hob and extractor over.

## Conservatory

8' 9" x 11' 11" (2.67m x 3.62m)

The conservatory has dual aspect windows to the side and rear, a door to the side, a radiator and laminate flooring.

## Bedroom One

12' 8" x 9' 0" (3.85m x 2.74m)

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

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## **Bedroom Two**

8' 4" x 9' 10" (2.55m x 2.99m)

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

## **Shower Room**

6' 6" x 5' 6" (1.99m x 1.67m)

The shower room has an opaque window to the side elevation, a heated towel rail and laminate flooring. There is also a superb suite with a WC, vanity basin and a shower cubicle with a mains shower.

## **Garage**

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

## **Outside**

To the front there is a generous space for off road parking. The rear garden and garage are found through gates to the side. The rear garden is enclosed by perimeter fencing with a lawn, established shrubs and there is also a patio area which is ideal for alfresco dining.

## **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](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 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.**

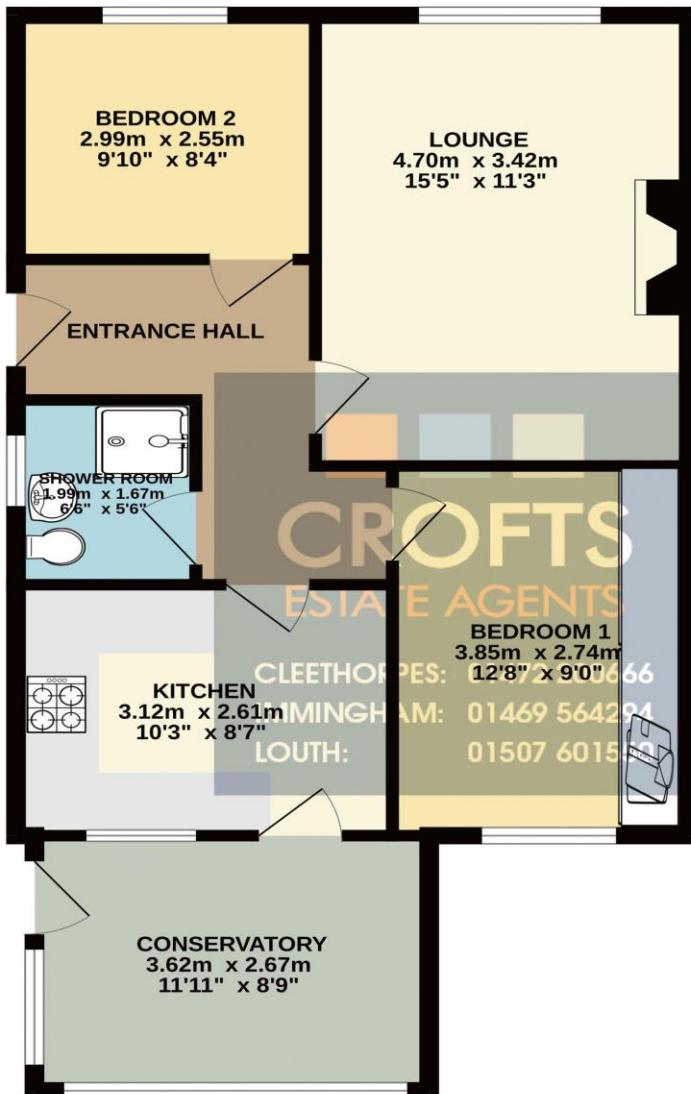
## **Tenure**

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.





TOTAL FLOOR AREA : 61.7 sq.m. (664 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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