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



Welholme Avenue

Grimsby
DN32 0HP

Monthly Rental Of £1,500
Deposit Of £1,700

Crofts Estate Agents are delighted to present Plot 15 of "The Curve" a stunning and innovative new development located in this highly regarded leafy position within Grimsby, found on Welholme Avenue. Built to an exceptional standard and design by Finedale construction LTD, this exciting new development comprises of 20 new build houses, which as the name suggests, are built in a curve, with contemporary lifestyle living at the forefront of the design. Internal viewings are essential in order for potential clients to fully appreciate the quality and lifestyle on offer within these fantastic homes. Plot 15 offers flexible and contemporary living accommodation set over three floors, comprising of entrance hallway, cloakroom and a spacious open plan living dining area with a stunning Nobillia fitted kitchen which comes equipped with a range of appliances. The Living area has tri fold doors which lead into the private rear garden. Moving upstairs to the first floor.

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Entrance Hallway

You enter the property through a grey aluminum entrance door with adjoining double glazed window. Central heating radiator. Wooden flooring. Door leading to the cloakroom and double doors to the open plan kitchen/dining/living space.

Cloakroom

The cloakroom has an opaque window to the front elevation, and is pleasantly presented in a neutral décor. Gas central heating radiator Tiled flooring along with a feature tiled wall with concealed opening providing access to the electricity fuse board. Modern suite comprising of a wall mounted wash hand basin and a concealed cistern w.c. Down lighting to the ceiling.

Kitchen / Living Area

27' 2" x 17' 8" (8.285m x 5.380m) maximums

A lovely sized open plan living kitchen area which enjoys neutral décor and has tri fold patio doors to the rear elevation allowing for ample natural light to brighten this space and also providing access to the well proportioned rear garden. Firstly after stepping in from the hallway you find the kitchen dining area. Superb fitted kitchen offering an excellent array of fitted wall and base units with matching island all complemented with a granite work surfacing. Inset to the island there is a one and a half sink and drainer along with integrated Indesit dishwasher. Further integrated appliances

include a fridge freezer and built in Neff oven and four ring electric induction hob with extractor over. The kitchen area then opens into the large living space. Understairs storage cupboard. Gas central heating radiator. Down lighting to the ceiling. Wooden flooring.

First Floor Landing

The first floor landing has a carpeted floor and provides access to the second floor.

Bedroom One

11' 2" x 11' 2" (3.395m x 3.416m) maximums

Neutrally decorated and having two double glazed windows to the rear elevation. Gas central heating radiator. Access to the ensuite. The bedroom then opens through to the dressing area.

Dressing Area

6' 0" x 7' 10" (1.841m x 2.385m) max

Having central heating radiator and a double glazed window to the side elevation.

Ensuite to Bed One

10' 11" x 5' 5" (3.327m x 1.650m) max

A lovely modern ensuite with walk in shower with rainfall and hand shower attachments, two matching wall vanity ash hand basins and finally a concealed cistern w.c. Double glazed window to the rear elevation. Tiled flooring. Partial tiling to the walls.

Utility

5' 0" x 6' 5" (1.519m x 1.961m) max

The utility room has work surfacing with ample electrical sockets and has space and plumbing below for a washing machine along with space for a tumble dryer. Fitted extractor fan.

Bedroom Two

10' 1" x 13' 0" (3.066m x 3.964m) max

Offering two double glazed windows to the front elevation. Gas central heating radiator.

Second Floor Landing

Down lighting to the ceiling and providing access to the two remaining bedrooms and family bathroom.

Bedroom Three

10' 3" x 17' 4" (3.114m x 5.274m) max

Neutrally decorated and offering double glazed window to the rear elevation. Gas central heating radiator. Door to ensuite.

Ensuite to Bed Three

3' 11" x 8' 0" (1.190m x 2.441m)

The ensuite is equipped with a concealed cistern w.c, vanity wall mounted wash hand basin and finally a walk in shower with rain fall shower head. Splashback tiling. Tiled flooring. Chrome effect gas central heating towel radiator.

Family Bathroom

4' 11" x 6' 10" (1.496m x 2.081m) maximums

A lovely family bathroom fitted with a panelled bath with rainfall shower head over, concealed cistern w.c and a wall mounted vanity wash hand basin. Tiled splashback. Tiled flooring. Chrome effect gas central heating towel radiator.

Bedroom Four

9' 1" x 10' 2" (2.774m x 3.091m)

The final of the four good sized bedrooms has a double glazed window to the front elevation. Gas central heating radiator. Walk in storage cupboard which also houses the gas boiler.

Front Garden

The open plan front garden has a block paved driveway complemented with a slate bed flower bed with recently planted

shrubs. An electric car charger port is located along the side aspect of the property creating a future prove home. Pathway leading down to the gated rear garden.

Rear Garden

A well proportioned rear garden which has a paved patio and lawned 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.

Viewing

By appointment only, telephone 01472 200666

Council Tax Information

Band F: 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 01472 200666 or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

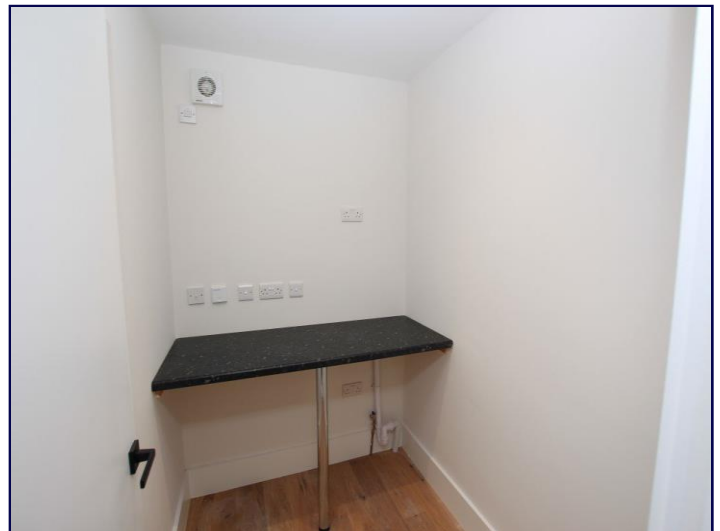
Property Management

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.

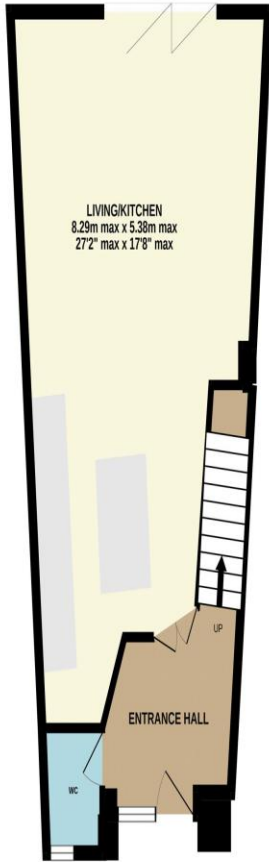
Mortgage and Financial Advice

With access to 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

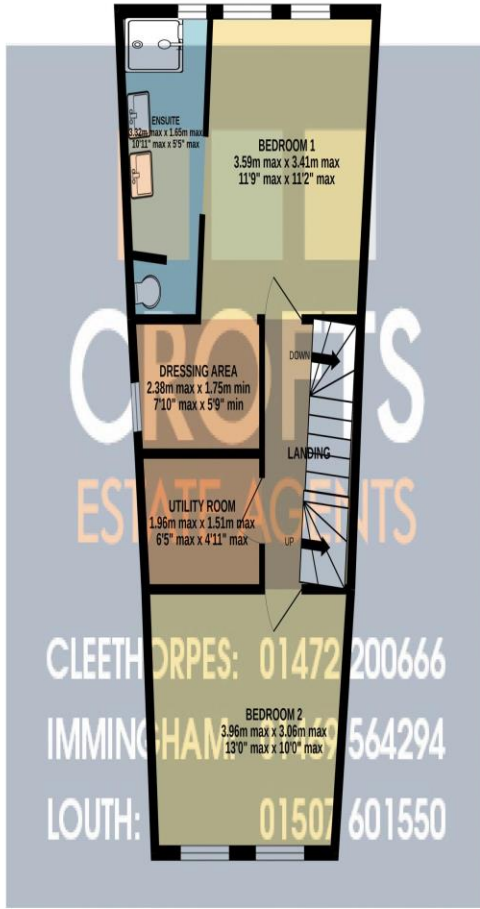
STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



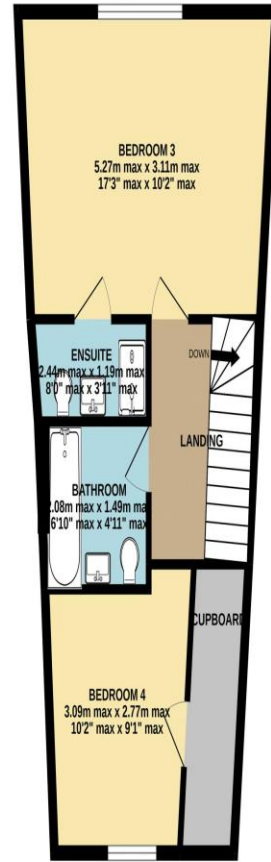
GROUND FLOOR
43.0 sq.m. (463 sq.ft.) approx.



1ST FLOOR
44.3 sq.m. (477 sq.ft.) approx.



2ND FLOOR
43.9 sq.m. (473 sq.ft.) approx.



TOTAL FLOOR AREA: 131.3 sq.m. (1413 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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