



CROFTS ESTATE AGENTS

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



**Saxonfields Drive
Stallingborough
Grimsby
DN41 8FN**

**Offers in the Region Of
£149,950**

Crofts Estate Agents have the pleasure of bringing to the market this deceptively spacious two bed semi detached house, found within a modern development in the village of Stallingborough. The property which is ideally suited to first time buyers, comes with viewings highly recommended and benefits from parking outside the home, excellent road links for those who commute and is within a short drive of Grimsby and Immingham town. Internal viewing will reveal the lounge, kitchen-diner and WC. Heading to the first floor you will find two good size bedrooms and the family bathroom. Externally there is parking outside the home with low maintenance front and rear gardens.

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 :

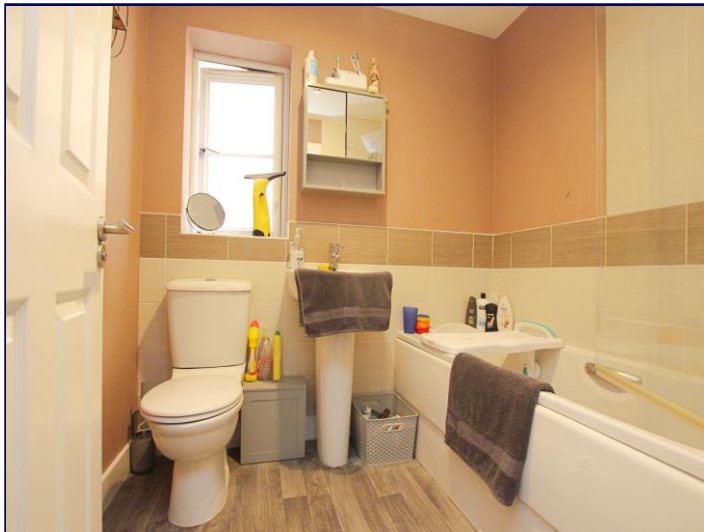
Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

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Lounge

12' 7" x 15' 2" (3.83m x 4.62m)

Well proportioned, this lounge benefits from carpeted flooring, radiator, modern decor and uPVC window.

Kitchen

12' 2" x 12' 7" (3.71m x 3.83m)

Benefitting from a range of base and wall mounted units, LVT flooring, uPVC window, uPVC rear door and radiator. There is also an integral oven with 4 ring hob and extractor above and plumbing for a washing machine.

WC

3' 5" x 6' 2" (1.04m x 1.88m)

Bedroom 1

11' 7" x 12' 7" (3.53m x 3.83m)

Bedroom one briefly comprises of carpeted flooring, radiator, built in storage cupboard and uPVC window to the front elevation.

Bedroom 2

8' 9" x 12' 7" (2.66m x 3.83m)

Bedroom two briefly comprises of carpeted flooring, radiator and uPVC window to the rear elevation.

Bathroom

5' 9" x 7' 0" (1.75m x 2.13m)

The family bathroom comprises of bath with overhead shower, WC, basin, vinyl flooring, radiator, partially tiled walls and uPVC window to the side elevation.

Externally

Externally there is parking outside the home with low maintenance front and rear gardens.

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 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.

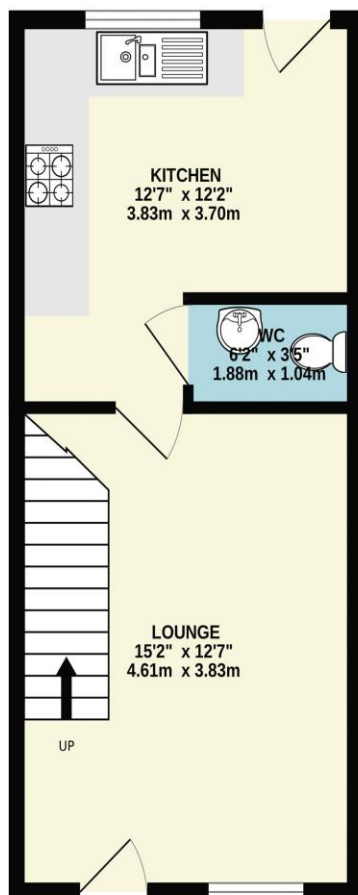
Mortgage and Financial Advice

With access to 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

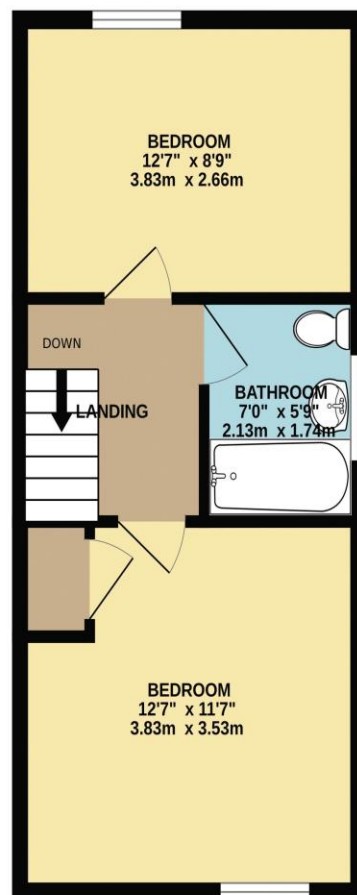
*STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT
KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN
SECURED ON IT.*



GROUND FLOOR
342 sq.ft. (31.8 sq.m.) approx.



1ST FLOOR
342 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA : 684 sq.ft. (63.6 sq.m.) 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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