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



Larch Crescent

Grimsby
DN34 4JB

£175,000

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Property Introduction

Situated on Larch Crescent in Grimsby, this beautifully presented semi-detached property offers a modern and fresh finish throughout, making it an ideal choice for families, first-time buyers or those simply looking to move straight in. The ground floor accommodation is both practical and well-proportioned, comprising a welcoming lounge filled with natural light, a stylish kitchen with contemporary fittings, and a separate dining room perfect for family meals or entertaining guests. A convenient ground floor WC adds further functionality to this superb layout. To the first floor are three well-sized bedrooms, offering flexible living space whether for family use, guests or a home office. The family bathroom is attractively presented and finished to a modern standard. Externally, the property continues to impress. A generous driveway provides ample off-road parking for multiple vehicles and leads to a detached garage, ideal for storage or additional workspace. To the rear, the enclosed garden offers a great outdoor space for relaxing, entertaining or for children to play. Early viewing is highly recommended to fully appreciate the space, condition and location this fantastic home has to offer.

Entrance Hall

Entering the property reveals the access to the lounge and WC.

WC

5' 6" x 2' 7" (1.68m x 0.80m)

The WC has an opaque window to the front elevation, fully tiled walls, laminate flooring, a WC and basin.

Lounge

11' 0" x 18' 4" (3.35m x 5.58m max)

The lounge has a window to the front elevation, coving to the ceiling, a radiator and laminate flooring. There is also a superb media wall.

Dining Room

10' 6" x 9' 0" (3.21m x 2.74m)

The dining room has French doors with a window either side to the rear elevation, coving to the ceiling, a radiator and laminate flooring.

Kitchen

8' 11" x 16' 8" (2.73m max x 5.08m)

The kitchen has tri aspect windows, a door to the front and a range of modern fitted units with plenty of counter space with a sink and drainer, dish washer and an electric oven and hob with an extractor over.

First Floor Landing

The first floor landing has a window to the side elevation.

Bedroom One

12' 5" x 10' 2" (3.79m x 3.11m)

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

Bedroom Two

10' 2" x 10' 2" (3.11m x 3.11m)

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

Bedroom Three

8' 6" x 7' 9" (2.58m x 2.37m)

Bedroom three has a window to the front elevation, coving to the ceiling, a radiator and laminate flooring.

Bathroom

5' 3" x 7' 9" (1.60m x 2.36m)

The bathroom has an opaque window to the rear elevation, fully tiled walls, a heated towel rail and vinyl flooring. There is also a modern suite with a WC, vanity basin and a P shaped bath with a glass screen and mains shower.

Garage

The garage has an up and over door, French doors to the side elevation and electrics.

Outside

With low maintenance gardens to the front and rear with ample off road parking to the frontage.

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.

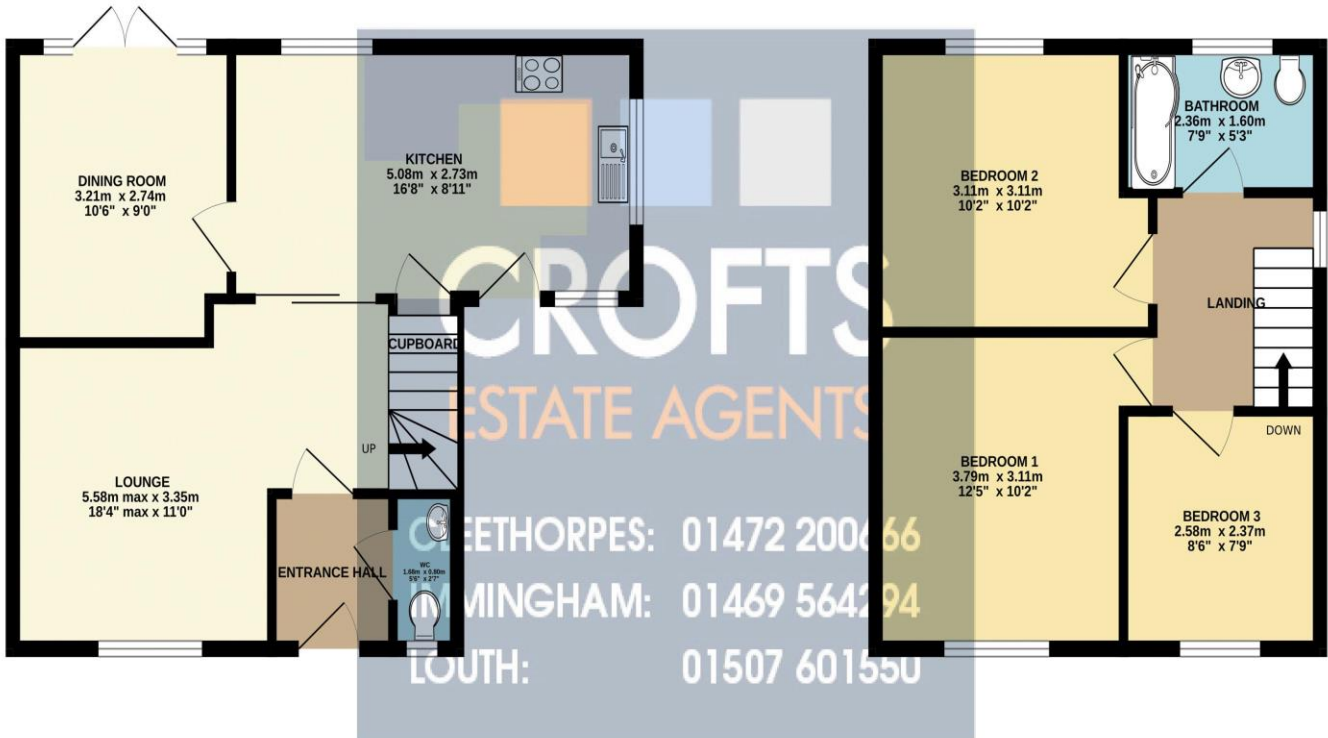
Forge Financial Solutions will act on your behalf, providing expert advice on mortgages and other financial matters, ensuring you receive tailored guidance and support throughout the process.

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
42.7 sq.m. (459 sq.ft.) approx.

1ST FLOOR
36.5 sq.m. (393 sq.ft.) approx.



TOTAL FLOOR AREA : 79.1 sq.m. (852 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		86 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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