



# CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

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



**3 The Glade College Street  
Grimsby  
DN34 4BX**

**Offers in the Region Of  
£315,000**

\*\*\*\*OPEN DAY 17th MAY 10am-1pm\*\*\* Crofts Estate Agents are delighted to bring to the market, this attractive four bedroom new build detached property, finished to a high quality standard throughout, with brand new carpets and neutral décor. Situated in a quiet complex of only 14 properties, a short walk of the town centre, trains station and the many amenities that the area has to offer. The Sycamore is a four bedroom detached home, built with the standards expected, double glazing, underfloor an central heating and with electric car charging point as standard. The accommodation comprises entrance hallway, cloakroom, utility, kitchen/dining room, lounge, first floor landing, bathroom and four good sized bedrooms with ensuite to the main. Open plan styled front garden and a nice sized rear garden which has the added bonus of a sunny facing aspect.

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

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### Entrance Hallway

### Cloakroom

### Utility

8' 11" x 11' 5" (2.72m x 3.48m)

### Kitchen/Dining Room

16' 3" x 19' 5" (4.95m x 5.92m) max

### Lounge

14' 1" x 15' 11" (4.28m x 4.84m)

### First Floor Landing

### Bathroom

5' 11" x 8' 0" (1.81m x 2.45m)

### Bedroom One

11' 11" x 16' 1" (3.62m x 4.89m)

### Ensuite

5' 2" x 12' 1" (1.58m x 3.69m) MAX

### Bedroom Two

8' 0" x 11' 9" (2.43m x 3.57m)

### Bedroom Three

6' 8" x 15' 11" (2.04m x 4.84m)

### Bedroom Four

8' 0" x 11' 9" (2.43m x 3.57m)

### Outside

### 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. Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

### Viewings

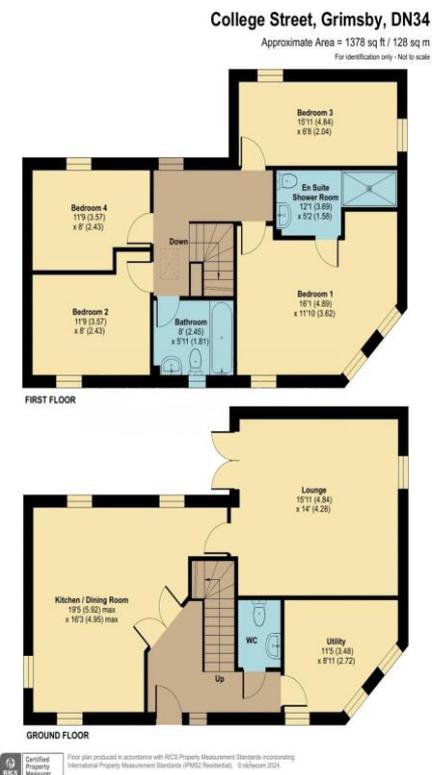
Please contact the relevant marketing office and all viewings are strictly by appointment only please.

### Council Tax Information

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

### Additional Services

We offer free valuations, property management, energy performance provider and mortgage advice with no obligation. Please contact the relevant office for further details



Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		