



# CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

CLEETHORPES  
01472 200666

IMMINGHAM  
01469 564294

LOUTH  
01507 601550

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



Sorrel Road

Grimsby  
DN34 4GB

Auction Guide Price £75,000

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](mailto:info@croftsestateagents.co.uk)

[immingham@croftsestateagents.co.uk](mailto:immingham@croftsestateagents.co.uk)

[louth@croftsestateagents.co.uk](mailto:louth@croftsestateagents.co.uk)

[www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk)



**Property Introduction**

Crofts are pleased to present to the market this superbly presented two-bedroom second floor apartment, offered for sale with no forward chain on the vendor's side. This attractive home will appeal to a wide range of buyers and is situated within a well-maintained development that benefits from allocated parking to the rear, secure entry system, and both lift and stair access to the apartment. Internally, the property offers a welcoming entrance hall, a spacious open-plan lounge, dining, and kitchen area, a modern bathroom, and two well-proportioned bedrooms. The apartment further benefits from double glazing and central heating throughout. Located in an established area with excellent road links and a wide range of local amenities nearby, this is a fantastic opportunity not to be missed.

**Communal Entrance**

With keycode/security fob entry. Stairs and lifts to all floors.

**Apartment Hallway**

Neutrally decorated and having large walk in storage cupboard with boiler system.

**Lounge/Dining/Kitchen**

23' 4" x 16' 1" (7.119m x 4.912m) maximums

Spacious open plan living, dining, kitchen which is tastefully and attractively presented. The kitchen area offers a range of fitted wall and base units with complementary work surfacing with inset sink and drainer. Integrated oven and four ring electric hob with extractor over. Plumbing for a washing machine. uPVC double glazed windows to the rear elevation and one to the front offering a dual aspect view. Two central heating radiators. Wall mounted electric fire.

**Bathroom**

6' 8" x 9' 5" (2.035m x 2.865m)

Modern white bathroom comprising vanity wash hand basin, close coupled w.c and a panelled bath with shower over. Splashback tiling. Central heating radiator. Double glazed window.

**Bedroom One**

12' 0" x 9' 5" (3.669m x 2.879m)

Central heating radiator. Double glazed window to the front elevation.

**Bedroom Two**

14' 8" x 8' 8" (4.462m x 2.643m)

Double glazed window to the front elevation. Central heating radiator.

**Outside**

The property benefits from an allocated parking space to the rear.

**Tenure**

Believed to be Leasehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

**Services**

All mains services are understood to be connected with the exception of mains gas, 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](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.

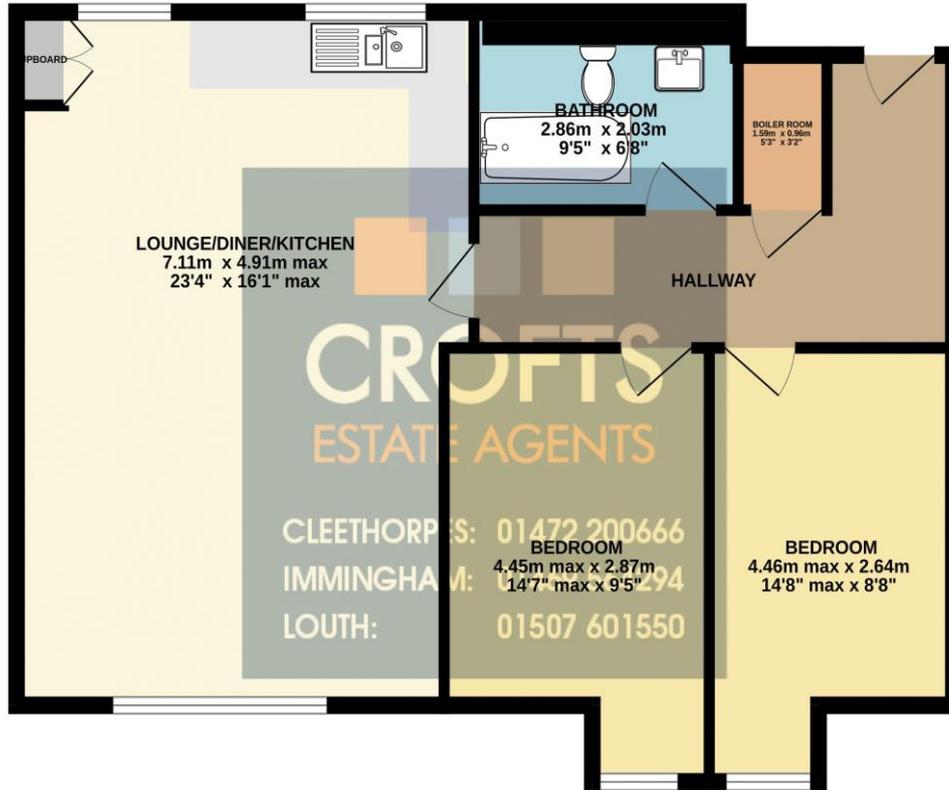
**Mortgage and Financial Advice**

With access to 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  
72.2 sq.m. (778 sq.ft.) approx.



TOTAL FLOOR AREA: 72.2 sq.m. (778 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.  
Made with Metropix 12/2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		