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



Roundway

Grimsby
DN34 5AS

Offers in the Region Of £225,000

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Property Introduction

Nestled in the ever-popular Roundway area of Grimsby, this beautiful, perfectly laid out semi-detached home is ready to move in and offers spacious accommodation ideal for families, first-time buyers, or those looking to upsize. Thoughtfully designed, the property combines style, comfort, and practicality throughout. The ground floor features a bright and welcoming lounge, filled with natural light and providing a warm, inviting space to relax. At the rear, the generous kitchen-diner forms the heart of the home, offering a perfect setting for everyday meals and family gatherings, with direct access to the garden for seamless indoor-outdoor living. A convenient ground-floor WC completes the practical layout. To the first floor, there are three well-proportioned bedrooms, including two large doubles, offering flexibility for family living, guest accommodation, or home working. The home also benefits from a family bathroom and a separate shower room, providing excellent functionality for a busy household. Externally, the property offers off-road parking via a driveway, along with a garage for storage or secure parking. The front garden is neatly maintained, while the generous rear garden is a standout feature, ideal for relaxing, entertaining, and enjoying al fresco dining in the warmer months. This beautiful, perfectly laid out home is ready to move in, offering comfort, space, and convenience in a highly desirable location.

Entrance Hall

Entering the property through the entrance porch reveals a decorative stained glass window to the front elevation, laminate flooring and a built in cupboard.

WC

2' 11" x 5' 4" (0.88m x 1.62m)

The WC has an opaque window to the side elevation, laminate flooring, a WC and a basin.

Lounge

14' 8" x 11' 4" (4.46m x 3.46m)

The lounge has a bay window to the front elevation, coving to the ceiling, a radiator and lino flooring with laminate pattern

Kitchen/Diner

11' 0" x 20' 10" (3.35m x 6.35m)

The kitchen-diner has a window and door to the side elevation, French doors to the rear, a radiator and a modern fitted kitchen with an electric oven, FIVE ring gas hob and extractor over. There is also a one and a half sink and drainer and plumbing for a washing machine. A space for a dining table and sofa is also within the room.

First Floor Landing

The first floor landing has a window to the side elevation, a radiator and laminate flooring.

Bedroom One

14' 6" x 11' 5" (4.42m x 3.48m)

Bedroom one has a window to the rear elevation, coving to the ceiling, a radiator and a carpeted floor. There are also fitted wardrobes.

Bedroom Two

10' 11" x 9' 1" (3.34m x 2.77m)

Bedroom two has a bay window to the front elevation, a radiator and laminate flooring. There is also a wall of fitted wardrobes.

Bedroom Three

5' 4" x 8' 10" (1.62m minimum x 2.70m)

Bedroom three has a window to the rear elevation, a radiator and laminate flooring.

Bathroom

8' 10" x 5' 6" (2.70m x 1.68m)

The bathroom has two opaque windows to the side elevation, a radiator and vinyl flooring. There is also a modern suite with a WC, basin and a free standing bath.

Shower Room

4' 8" x 8' 10" (1.42m x 2.69m)

The shower room has an opaque window to the side elevation, a radiator and vinyl flooring. There is also a walk in shower enclosure with a multi jet mains shower.

Garage

The garage has twin doors to the front elevation, a window and door to the side and electrics.

Outside

With a driveway providing off road parking and a lawn to the front. There is also a gate leading through to the rear garden. The rear garden is set in sections with a covered area for a hot tub and a gate leading through to a beer garden style area. There is also a decked area with a timber bar structure and a lawn, all enclosed by perimeter fencing. Lastly the timber shed is included which has been transformed into a man cave/home bar.

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 C: 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.

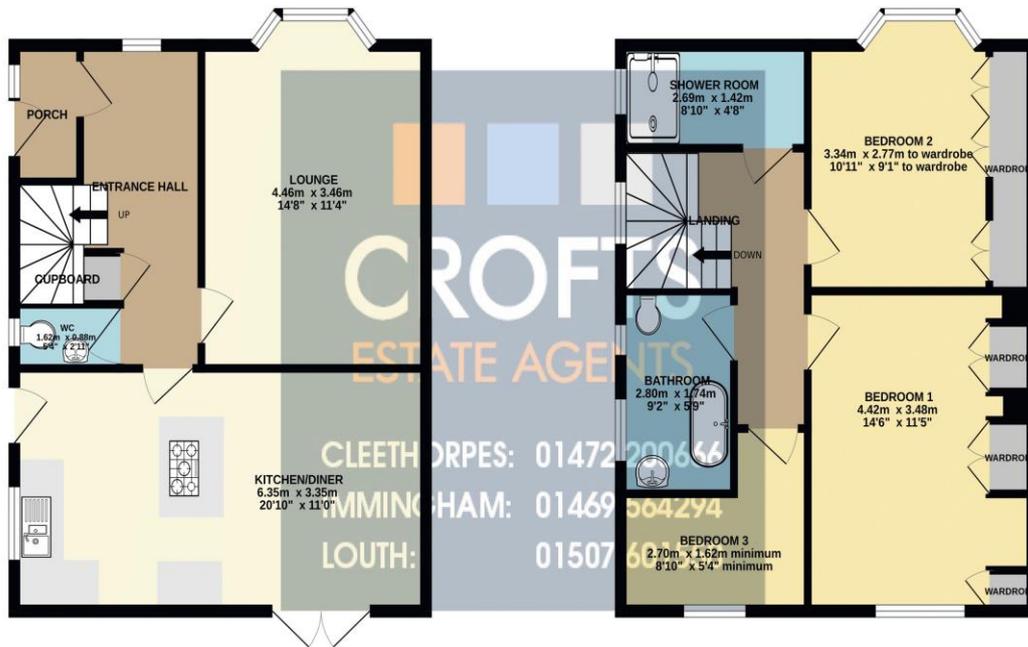
Forge Financial Solutions will act on your behalf, providing expert advice on mortgages and other financial matters, ensuring you receive tailored guidance and support throughout the process.

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GROUND FLOOR
50.1 sq.m. (539 sq.ft.) approx.

1ST FLOOR
49.8 sq.m. (536 sq.ft.) approx.



TOTAL FLOOR AREA: 99.9 sq.m. (1075 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		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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