



# 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



11 Sackville Street  
Grimsby  
DN34 4NX

Offers in the Region Of £169,950

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### Property Description

Crofts are thrilled to bring to the market this beautifully maintained four-bedroom mid-terrace home, just a short stroll from the town centre and all its great shops, cafés, and amenities. Offered with no forward chain, this is a wonderful opportunity for anyone looking for a move-in ready home with plenty of space and character. Step inside and you'll find a welcoming hallway that leads to a cosy lounge, a separate sitting room, and a formal dining room—perfect for family meals or entertaining guests. There's also a handy cloakroom, a well-equipped kitchen, a practical utility area, and a bright sunroom overlooking the garden, ideal for relaxing with your morning coffee. Upstairs, the split-level landing opens up to four generous bedrooms—three doubles and one single—plus a modern family bathroom. It's a fantastic layout for growing families or anyone who simply loves having a bit of extra space. Outside, there's off-road parking for two cars at the front, and a low-maintenance rear garden that's perfect for summer barbecues or quiet evenings outdoors. This home really does tick all the boxes — spacious, stylish, and ready to move straight into. Book your viewing today and see for yourself what makes this property so special!

### Entrance Porch

Entry door to the front elevation. Original tiling to half height. Inner door through to the hallway.

### Hallway

With picture rail and dado rail to the walls, the hallway has the attractive original tiled flooring. Central heating radiator. Staircase to the first floor.

### Lounge

15' 9" into bay x 11' 11" (4.800m x 3.633m)  
uPVC double glazed bay window to the front elevation. Pleasantly decorated and having picture rail to the walls and coving to the ceiling. Central heating radiator. Double doors through to the sitting room. A focal point of the room is created by the attractive fireplace and surround.

### Sitting Room

13' 4" x 10' 0" (4.068m x 3.053m)  
uPVC double glazed window to the rear elevation. Central heating radiator. Coving to the ceiling and picture rail to the walls.

### Cloakroom

4' 8" x 6' 5" (1.418m x 1.952m)  
uPVC double glazed window to the side elevation. Fitted with a close coupled w.c, pedestal wash hand basin and floor standing gas boiler.

### Dining Room

12' 11" min x 12' 4" into bay (3.948m x 3.756m)

With laminate flooring, the dining room has a uPVC double glazed bay window to the side elevation. Central heating radiator. Coving to the ceiling.

### Kitchen

9' 11" x 9' 0" (3.019m x 2.74m)

The kitchen has a uPVC double glazed window and entry door to the side elevation. Offering a range of wall and base units with contrasting work surfacing with inset one and a half enamel sink and drainer. Splashback tiling. Integrated oven and ring gas hob with chimney extractor over.

### Utility

6' 3" x 8' 11" (1.896m x 2.726m)

Having work surfacing with plumbing and space beneath for a washing machine and tumble dryer. Central heating radiator. Double doors to the garden room.

### Garden room

7' 7" x 9' 1" (2.306m x 2.760m)

uPVC double glazed windows to the side elevation and patio doors to the rear.

### First Floor Landing

Split level landing with loft access. Storage cupboard.

### Bedroom One

13' 3" x 15' 8" (4.039m x 4.782m)

Two uPVC double glazed windows to the front elevation. central heating radiator. Pleasantly decorated and having picture rail to the walls.

### Bedroom Two

13' 5" x 10' 0" (4.077m x 3.051m)

uPVC double glazed window to the rear elevation. Central heating radiator. Picture rail to the walls.

### Bathroom

7' 0" x 6' 11" (2.122m x 2.112m)

uPVC double glazed window to the side elevation and being fitted with a pedestal wash hand basin, close coupled w.c and a panelled bath with shower over. Majority tiling to the walls. Central heating radiator.

### Bedroom Three

8' 11" x 6' 9" (2.716m x 2.065m)

uPVC double glazed window to the side elevation. Central heating radiator.

### Bedroom Four

11' 2" x 10' 0" (3.404m x 3.045m)

A third double bedroom which has a uPVC double glazed window to the rear elevation. Central heating radiator.

### Front Garden

The front has been paved to create off road parking for two cars.

### Rear Garden

Low maintenance rear garden with wall and fenced perimeters and being paved for ease of maintenance creating an ideal space for outdoor entertaining.



### 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 and 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](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.**





**OPEN 7 DAYS A WEEK**

Monday to Friday  
Saturday  
Sunday

9am to 5.30pm (Tuesday opening 9.30am)  
9am to 3.00pm  
11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR  
76.7 sq.m. (826 sq.ft.) approx.



1ST FLOOR  
62.8 sq.m. (676 sq.ft.) approx.



# CROFTS

## ESTATE AGENTS

CLEETHORPES: 01472 200666  
 IMMINGHAM: 01469 564294  
 LOUTH: 01507 601550

TOTAL FLOOR AREA : 139.5 sq.m. (1501 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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