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



Littlefield Lane

Grimsby
DN34 4RR

£139,950

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Property Introduction

Offered for sale with no onward chain, this attractive end-terrace property on Littlefield Lane presents an excellent opportunity for first-time buyers, families, or investors seeking a well-proportioned home in a convenient residential location. The property enjoys the added benefit of a gated driveway, providing secure off-road parking, together with well-maintained gardens to both the front and rear. The enclosed rear garden offers a pleasant outdoor space for relaxing, entertaining, or family enjoyment. Internally, the accommodation is thoughtfully arranged and comprises a welcoming lounge, providing a comfortable living area for everyday use. To the rear of the property is a spacious kitchen-diner, offering ample room for both cooking and dining, making it an ideal hub of the home. Leading from the kitchen is a small conservatory, which provides additional versatile living space and enjoys views over the rear garden. Completing the ground floor is a convenient WC. With Gas Central Heating and UPVC Double Glazing. To the first floor are three well-proportioned bedrooms, all offering good levels of natural light and flexibility for family living, home working, or guest accommodation. The accommodation is served by a modern shower room. Situated within easy reach of local amenities, schools, and transport links, the property is ideally placed for everyday convenience while offering comfortable accommodation both inside and out. Combining practical living space, private gardens, off-road parking, and the advantage of no forward chain, this property is expected to appeal to a wide range of purchasers. Early viewing is highly recommended to appreciate all that is on offer.

Entrance Hall

Entering the property reveals a radiator and a carpeted floor.

Lounge

13' 3" x 12' 4" (4.04m x 3.76m)

The lounge has a window to the front elevation, a radiator and a carpeted floor.

Kitchen/Diner

17' 8" x 9' 11" (5.38m x 3.02m)

With a window to the rear elevation, a radiator and vinyl flooring. There is also modern fitted kitchen with a sink and drainer, plumbing for a washing machine, an electric oven and gas hob.

First Floor Landing

The first floor landing has access to the loft and a carpeted floor.

Bedroom 1

10' 9" x 12' 3" (3.27m x 3.73m)

Bedroom one has a window to the front elevation, a radiator and a carpeted floor. There is also built in storage.

Bedroom 2

10' 0" x 10' 8" (3.05m x 3.25m)

Bedroom two has a window to the rear elevation, a radiator and a carpeted floor. There is also built in storage.

Bedroom 3

6' 7" x 5' 7" (2.01m x 1.70m)

Bedroom three has a window to the rear elevation, a radiator and a carpeted floor.

Shower Room

5' 5" x 5' 6" (1.65m x 1.68m)

The shower room has an opaque window to the rear elevation, a radiator and vinyl flooring. There is also white suite with a WC, basin and shower cubicle with a mains shower.

Outside

With a gated driveway providing off road parking. There is also a small lawn enclosed by perimeter hedge. The rear garden has a further lawn, small patio and is enclosed by perimeter fencing.

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.

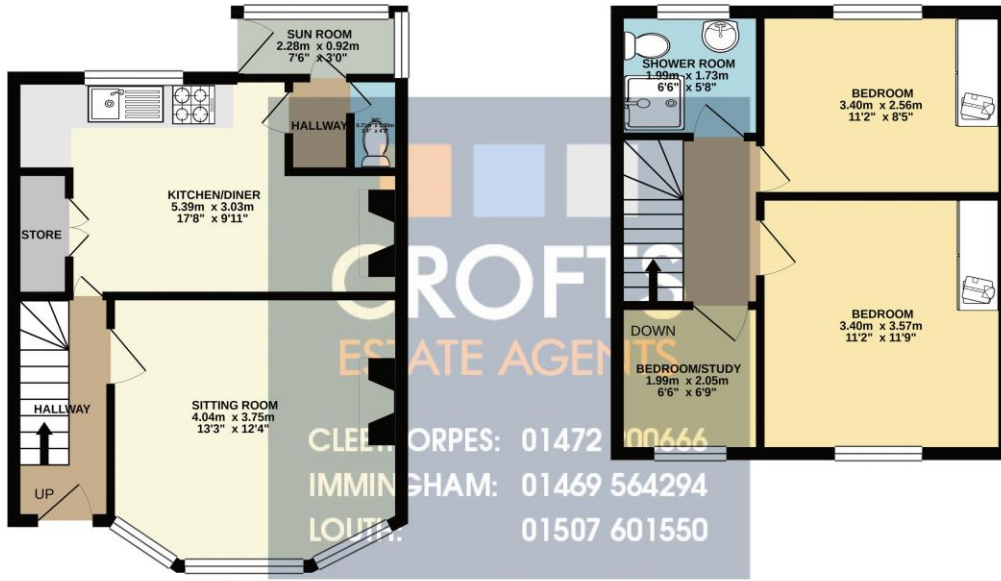
Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation.



GROUND FLOOR
35.8 sq.m. (386 sq.ft.) approx.

1ST FLOOR
33.0 sq.m. (356 sq.ft.) approx.



TOTAL FLOOR AREA: 68.9 sq.m. (741 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		
69-80	C		77 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

BROCHURE APPROVAL

I / We can confirm that the information in this brochure is accurate and factually correct

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