



# CROFTS ESTATE AGENTS

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



Forest Way  
Humberston  
Grimsby  
DN36 4BX

Offers in the Region Of £209,950

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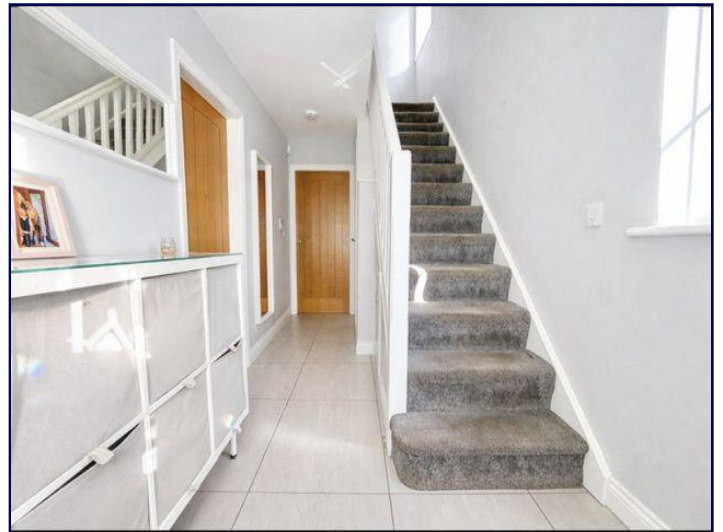
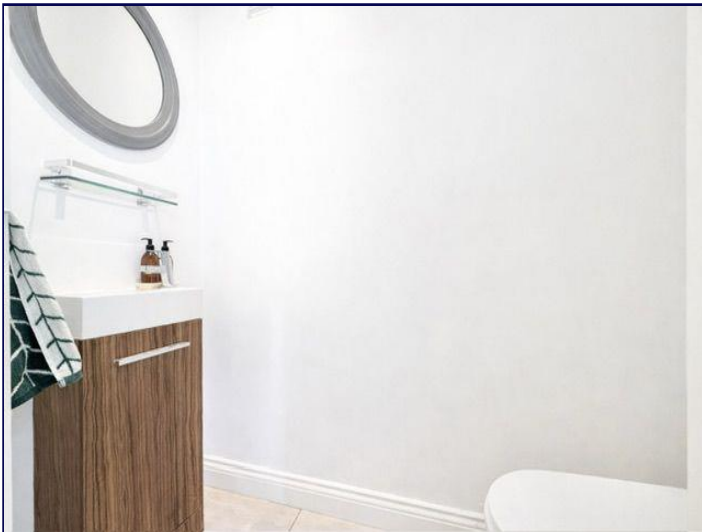
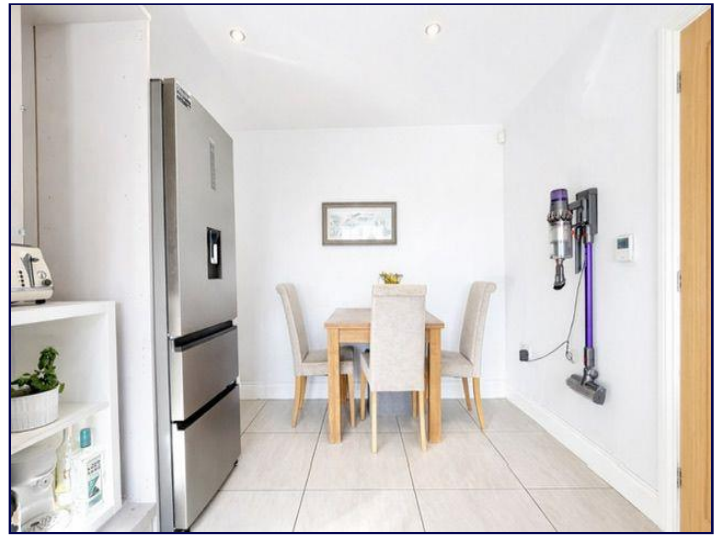
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### Property Introduction

Beautiful Three-Bedroom Semi-Detached Home – Modern Living with No Forward Chain Perfect for first-time buyers or astute second steppers, this stylish three-bedroom semi-detached property offers modern comfort, convenience, and peace of mind with no forward chain. Situated on a popular and well-maintained modern development, this home is ideally located close to excellent local schooling, reliable bus routes, and an array of everyday amenities—making it the ideal choice for families and professionals alike. Step into a welcoming entrance hall with a practical cloakroom, leading to a beautifully presented open-plan kitchen and dining area designed for modern living. The stylish kitchen offers quality fitted units, ample workspace, and space for family meals or relaxed entertaining. To the rear, a spacious lounge provides the perfect retreat, featuring French doors opening onto the garden—ideal for enjoying indoor-outdoor flow during warmer months. Upstairs, you'll find three well-proportioned bedrooms, each offering comfortable space and flexibility for family life, home working, or guest accommodation. The family bathroom includes a white suite with a shower over the bath, combining practicality with contemporary style. Outside, the property boasts a secure enclosed rear garden, mainly laid to lawn and complemented by a slab patio area, perfect for outdoor dining and relaxation. To the front, an open block-paved driveway provides off-road parking for two vehicles. This attractive home offers a fantastic opportunity to purchase a well-planned property in a sought-after location—ready for immediate occupation with no

chain involved. Early viewing is highly recommended to appreciate the comfort, convenience, and modern lifestyle this home provides.

### Entrance hall

15' 0" x 6' 6" (4.57m x 1.98m)

A bright welcoming hallway has uPVC frosted door and uPVC window to the side, grey tiled flooring, light grey decor, under floor heating, pendant light and under stairs storage.

### Kitchen diner

9' 4" x 14' 4" (2.85m x 4.36m)

A modern matte grey kitchen has wall and base units with stone effect work top and splash backs over to three sides with gas hob and extractor, oven grill, space for washing machine and tall fridge freezer, grey tiled floor. The room has white decor, uPVC window to the front, under floor heating, six down lights and space for dining table and chairs.

### Lounge

10' 6" x 16' 5" (3.21m x 5.00m)

A spacious lounge runs the width of the property has grey carpet, white décor, under floor heating, pendant light, uPVC window to the rear and uPVC French doors to the rear garden.

### Cloakroom

5' 6" x 2' 11" (1.68m x 0.88m)

A useful ground floor cloakroom has vanity sink, WC, splash back tiling, white decor, grey tiled floor, down light and extractor.

### Stairs and landing

A grey carpeted stairs lead to the same on the landing which has white grey decor, uPVC frosted window to the side, loft access and pendant light.

### Bedroom One

12' 8" x 9' 3" (3.85m x 2.82m)

The main bedroom has neutral decor, grey carpet, uPVC window to the front, radiator and pendant light plus built in wardrobes.

### Bedroom Two

10' 9" x 7' 11" (3.27m x 2.42m)

A well proportioned second bedroom has uPVC window to the rear, white decor, grey carpet, radiator and pendant light.

### Bedroom Three

9' 1" x 8' 0" (2.76m x 2.43m)

A third bedroom has grey carpet, green decor with feature wall, radiator, pendant light and uPVC window to the rear.

### Family Bathroom

8' 4" x 6' 9" (2.55m x 2.05m)

A modern bathroom has three piece white suite with vanity sink and WC plus shower over the bath. The room has grey splash back tiling, white decor, uPVC frosted uPVC windows, extractor, chrome towel radiator, shaver point and curved glass screen over the bath.

### Rear garden

A good sized enclosed rear garden has tall timber fence on all sides, neat lawn to the majority with slab patio to the back of the house

### Front garden

The front is laid to block paving with an open front with off road parking for two cars. A block paved path leads down the side of the house to a timber gate and into the rear garden. To the front of the house there is a small covered porch with over head light.

### 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 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

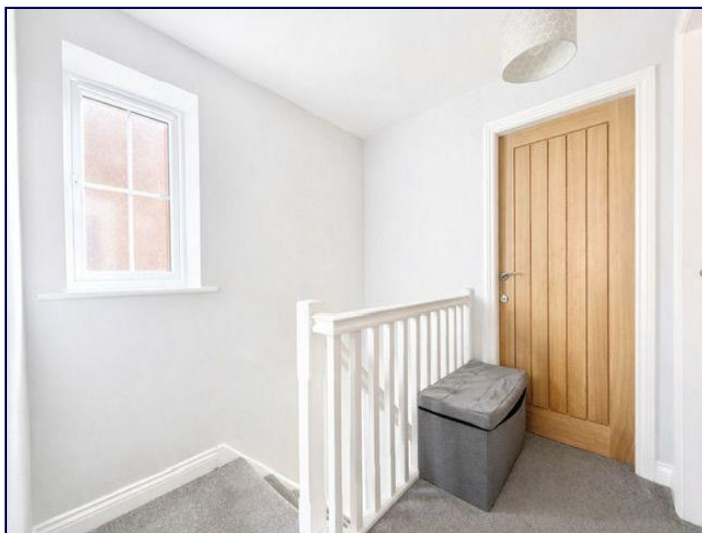
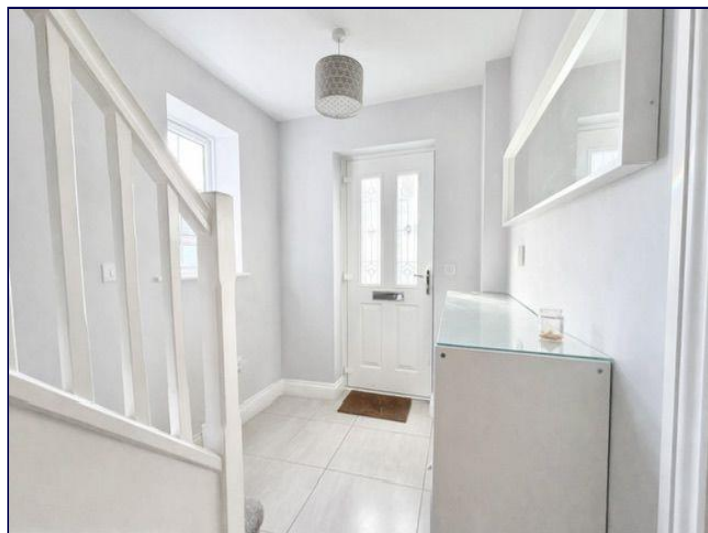
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

### Mortgage and Financial Advice

With access to 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.

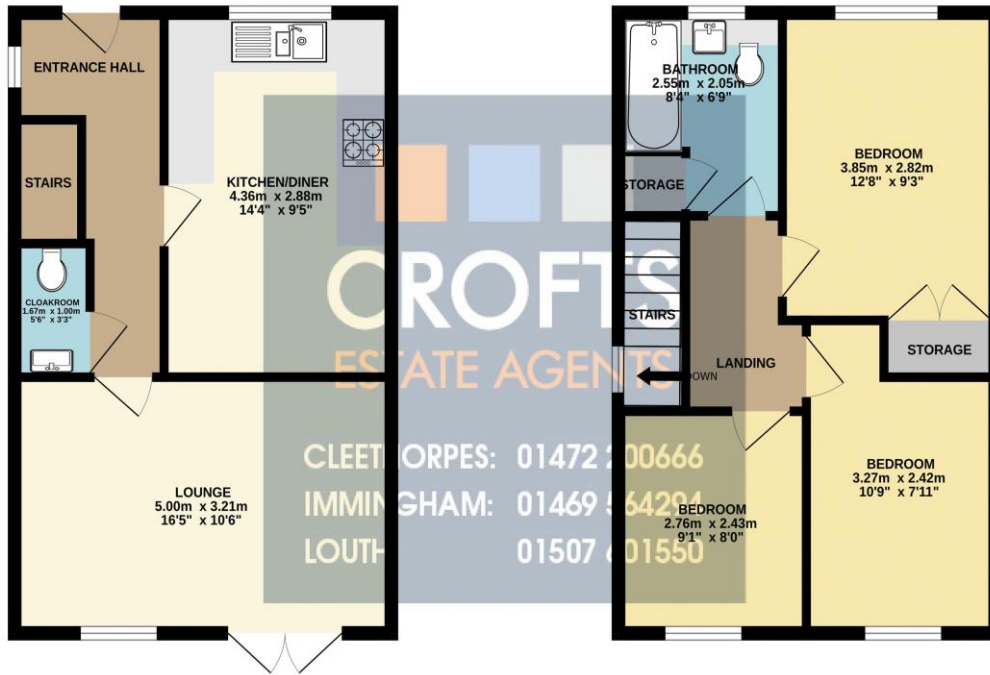
**Forge Financial Solutions** will act on your behalf, providing expert advice on mortgages and other financial matters, ensuring you receive tailored guidance and support throughout the process.

**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  
38.6 sq.m. (416 sq.ft.) approx.

1ST FLOOR  
38.6 sq.m. (416 sq.ft.) approx.



TOTAL FLOOR AREA: 77.3 sq.m. (832 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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