



CROFTS ESTATE AGENTS

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



College Street

Grimsby
DN34 4BX

Offers in the Region Of £325,000

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Property Introduction

Crofts are delighted to bring to the market this beautifully presented, brand new four bedroom detached property, located in this exclusive development of only 14 homes. Offering a choice of SIX DIFFERENT PLOTS - The Maple is a spacious property covering three floors, comprising of an entrance hall leading to a lounge, downstairs WC, an open plan dining room and kitchen fitted with integral appliances such as a hob, oven and extractor fan. Benefiting from having large patio doors leading to the rear garden, letting in natural light. To the first floor you will find two double bedrooms, a utility room and family sized bathroom with a shower over the bath. On the second floor a master bedroom to the front of the property with an ensuite, a double bedroom to the rear and a smaller box room which can be used as an office. Under floor heating to the ground floor. The property also benefits from having off road parking and a well proportioned garden to the rear. Situated in a private, quiet complex of Grimsby, close by to many local amenities including exceptional schools and colleges, this property would be ideal for a family looking to move to the area. New carpets and flooring will be fitted throughout the property and will be finished to an exceptional standard. Viewing is highly advised.

Front

Paved long driveway. Planted shrubbery to the front of the property and ramp access to the front entrance door. Driveway with electric car charging point.

Entrance Hall

Lounge

10' 8" x 7' 5" (3.25m x 2.26m)

Lounge to the front of the property. Cream painted walls with white painted skirting and flooring to be fitted. Small uPVC window to the front of the room.

Kitchen/Diner

25' 1" x 24' 5" (7.64m x 7.44m) max

Open plan kitchen/diner fitted with wooden flooring. Large patio doors letting in natural light, overlooking the rear garden. White painted walls and white skirting. Kitchen consists of a marble effect counter top, grey units, integrated hob, oven, extractor fan and grey coloured sink. uPVC window.

WC

7' 5" x 3' 3" (2.26m x 0.99m)

Marble tiled flooring, white painted wall and featured splashback behind sink and WC.

First Floor Landing

Utility

6' 5" x 6' 8" (1.95m x 2.02m)

Bedroom One

10' 8" x 14' 4" (3.25m x 4.36m) max

Bathroom

7' 11" x 7' 11" (2.41m x 2.41m)

Bedroom Two

11' 6" x 7' 11" (3.50m x 2.41m)

Second Floor Landing**Main Bedroom**

10' 8" x 14' 4" (3.25m x 4.36m)

Ensuite

8' 5" x 7' 11" (2.56m x 2.41m)

Bedroom

11' 0" x 7' 11" (3.35m x 2.41m)

Study / Nursery

6' 8" x 6' 5" (2.02m x 1.95m)

Rear Garden**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 E: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

Mortgage Services

Our Mortgage Services Consultants can help you explore your mortgage and protection options by providing clear guidance on the home-buying process, including the costs involved and advice on how much you can afford to borrow. They can also help you find the right mortgage by comparing thousands of deals from a panel of high street and specialist lenders.

Any fees payable will be explained in your initial no-obligation appointment, before you choose whether to use our Mortgage Services.

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.



GROUND FLOOR
55.6 sq.m. (599 sq.ft.) approx.

1ST FLOOR
39.9 sq.m. (430 sq.ft.) approx.

2ND FLOOR
39.9 sq.m. (430 sq.ft.) approx.



TOTAL FLOOR AREA: 135.5 sq.m. (1459 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	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS Although we have taken great care to insure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. In particular any information provided in respect of tenure, council tax, rateable values etc has been given in good faith and whilst believed to be correct, may be subject to amendment. Any references to the condition, use or appearance of the property are made for guidance only, and no warranties are given or implied by this information. It is not Crofts policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquires, in order to ensure that any necessary consents have been obtained. All measurements are approximate and are for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purpose only, and are not for any other use but guidance & illustration. Crofts have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore verify that they are in working order, or fit for their intended purpose. These details do not form any part of any contract, and unless specifically stated otherwise, furnishings and contents are not included within this sale.

MS/SEQ/8768/08.26