



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

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



Kings Court

Grimsby
DN34 5TS

Offers in the Region Of
£97,950

Crofts estate agents are pleased to offer the opportunity to purchase this well maintained over 55's retirement bungalow located in the highly regarded Cambridge Park development within the town of Grimsby. This property is well presented throughout and is warden-controlled and come with NO FORWARD CHAIN. Located close to many local amenities, bus routes and a short drive into Grimsby Town Centre. Internal accommodation briefly comprises; Entrance Hallway, Shower Room, Lounge, Bedroom and Kitchen as well as many useful storage areas. There is a delightful outdoor space which is ideal for relaxation and also an area for parking suitable for residents and visitors as well as a group community centre. Viewings are essential to fully appreciate the living accommodation on offer through the Cleethorpes office on 01472 200666.

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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Entrance Hall

Through the entrance porch the hall reveals an electric radiator and vinyl flooring. There is also access to a large storage cupboard.

Lounge/Diner

15' 11" x 10' 6" (4.86m x 3.19m)

The lounge-diner has a window and door to the rear elevation, an electric radiator and a carpeted floor. There is also a feature fire place.

Kitchen

8' 5" x 8' 1" (2.57m x 2.46m)

The kitchen has a window to the side elevation, an electric radiator and a range of fitted units to base and eye level with matching counter tops, a sink and drainer, plumbing for a washing machine, an electric oven and hob with an extractor over.

Bedroom

13' 2" x 10' 9" (4.01m x 3.27m)

The bedroom has a window to the front elevation, an electric radiator and a carpeted floor. There are also two built in cupboards.

Shower Room

7' 5" x 7' 0" (2.25m x 2.14m)

The shower room has an opaque window to the front elevation, a heated towel rail and vinyl flooring. There is also a white suite with a WC, vanity basin and a shower cubicle.

Outside

With a tidy garden space ideal for relaxing. There are also well kept communal gardens and an area for residents and guests for parking.

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 EXCEPT FOR GAS, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

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.

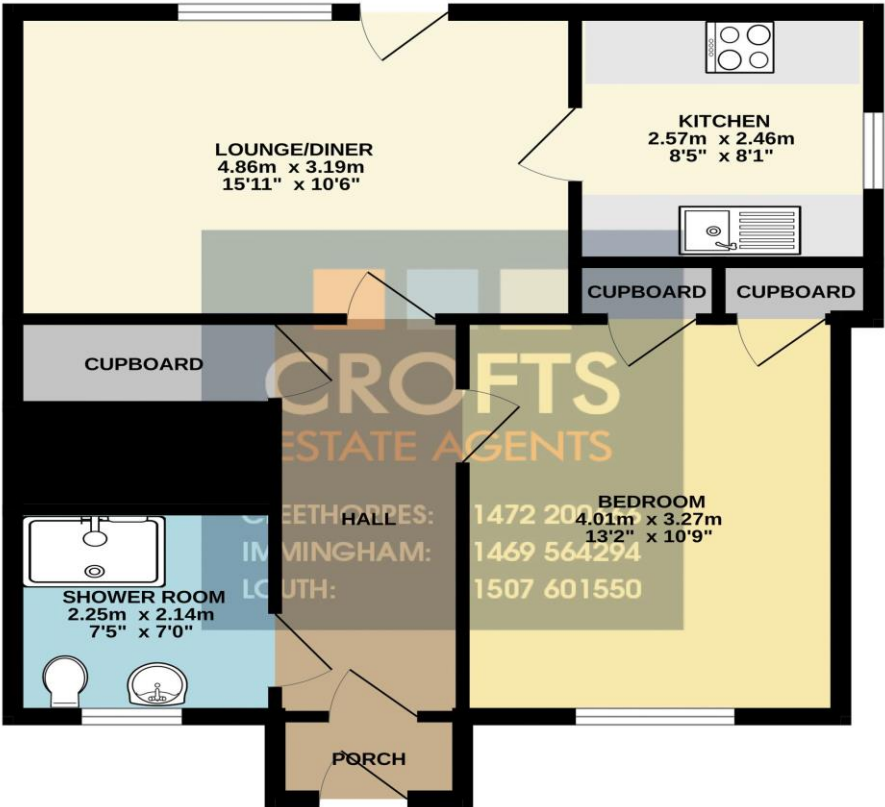
Mortgage and Financial Advice

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.



GROUND FLOOR
52.4 sq.m. (565 sq.ft.) approx.



TOTAL FLOOR AREA : 52.4 sq.m. (565 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		89 B
69-80	C		
55-68	D	58 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.