



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

CLEETHORPES
01472 200666

IMMINGHAM
01469 564294

LOUTH
01507 601550

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



Cynthia Road

Grimsby
DN32 8LT

Offers in the Region Of £174,950

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

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham :

Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk



Property Introduction

Offered for sale with no forward chain, this well-proportioned semi-detached family home is located on the popular Cynthia Road in Grimsby and presents an excellent opportunity for a wide range of buyers. The ground floor accommodation is both practical and welcoming, comprising a comfortable lounge ideal for everyday living, a separate dining room perfect for family meals and entertaining, a fitted kitchen offering ample storage and workspace, and a convenient ground floor WC. The layout flows well and provides flexible living space suited to modern family life. To the first floor, the property offers three well-sized bedrooms, providing comfortable accommodation for a growing family, along with a family bathroom. Each room is well laid out and enjoys good natural light. Externally, the home benefits from off-road parking and gardens to both the front and rear. The generous rear garden is a real highlight, offering an excellent space for children to play, outdoor dining, or future landscaping to suit personal tastes. Ideally located close to local amenities, schools, and transport links, this property represents a fantastic opportunity to acquire a family home in a well-established residential area. Early viewing is highly recommended to fully appreciate the space and potential on offer.

Entrance Hall

Entering the property reveals a radiator and laminate flooring.

Lounge

12' 3" x 11' 11" (3.73m x 3.63m)

The lounge has a window to the front elevation, coving to the ceiling, a radiator and carpeted floor. There is also an open fire.

Dining Room

11' 8" x 9' 7" (3.56m x 2.92m)

The dining room has a window to the rear elevation, coving to the ceiling, two radiators and laminate flooring.

Kitchen

11' 8" x 6' 9" (3.56m x 2.06m)

Open plan off the dining room the kitchen has a window to the side elevation, a tiled floor and a range of fitted units with a one and a half sink and drainer, plumbing for a dishwasher, an electric oven and gas hob with an extractor over.

Utility area

3' 9" x 5' 6" (1.14m x 1.68m)

The utility area has a door to the side elevation, a tiled floor and plumbing for a washing machine.

WC

2' 5" x 5' 6" (0.73m x 1.68m)

The WC has an opaque window to the side elevation, a radiator, tiled floor and WC.

First Floor Landing

With an opaque window to the side elevation and a carpeted floor.

Bedroom One

12' 3" x 10' 11" (3.74m x 3.33m)

Bedroom one has a window to the front elevation, a radiator and exposed floor boards.

Bedroom Two

11' 8" x 8' 7" (3.56m x 2.61m)

Bedroom two has a window to the rear elevation, a radiator and laminate flooring. There is also a built in cupboard.

Bedroom Three

8' 3" x 7' 10" (2.52m x 2.39m)

Bedroom three has a window to the rear elevation, a radiator and laminate flooring. There is also access to the loft.

Bathroom

6' 10" x 5' 5" (2.08m x 1.65m)

The bathroom has an opaque window to the front elevation, fully tiled walls, a heated towel rail and tiled floor. There is also a WC, basin and a bath.

Outside

With a low maintenance garden space to the front ideal for off road parking. The rear garden is a good size with a lawn and covered patio area off the utility area. There is a further patio area which is spacious and ideal for alfresco dining which also has a timber summer house on it. There is also a gate to the side accessed through a passage from the front.

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

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

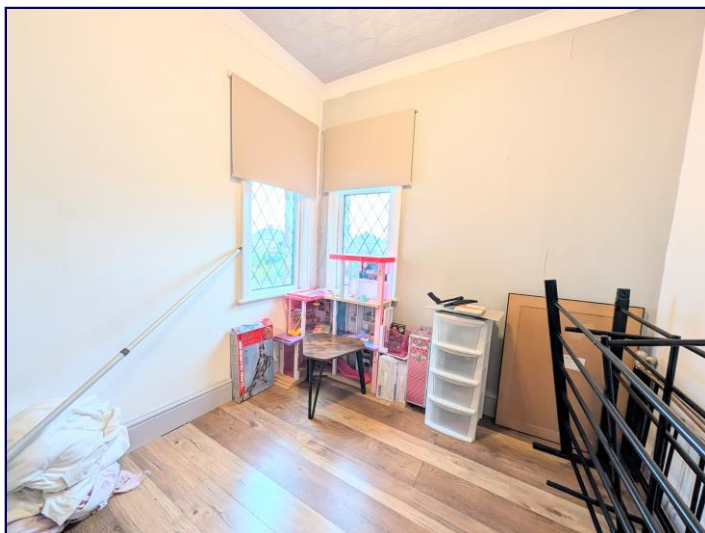
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

Mortgage and Financial Advice

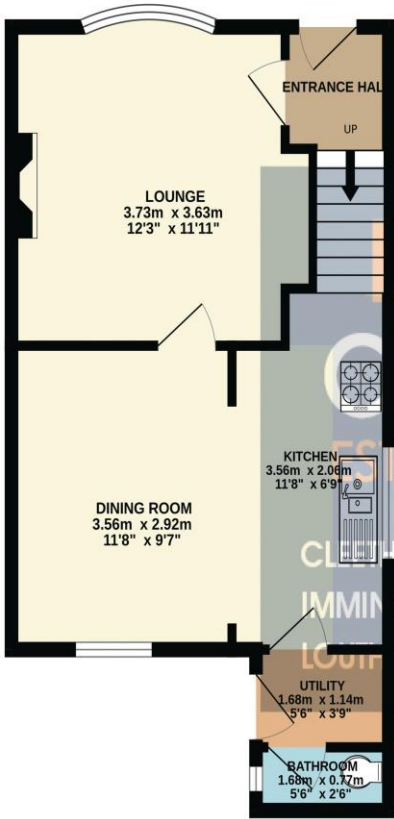
With access to a wide range of mortgages from over 50 of the UK's best-known lenders, **Crofts Estate Agents**, in partnership with **Forge Financial Solutions**, can help you find the mortgage that best suits your needs.

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.

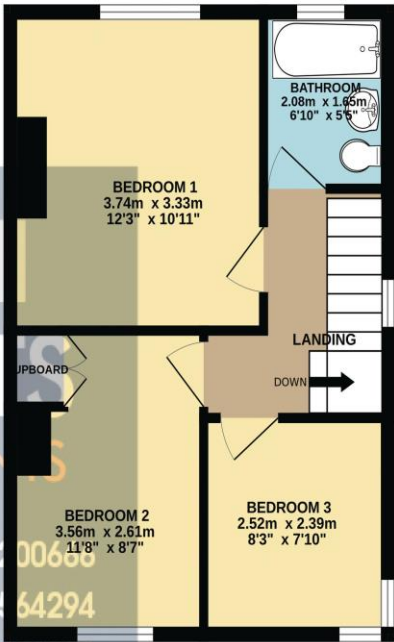
STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



GROUND FLOOR
39.5 sq.m. (425 sq.ft.) approx.



1ST FLOOR
35.5 sq.m. (382 sq.ft.) approx.



TOTAL FLOOR AREA : 75.0 sq.m. (808 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.
Made with Metropix ©2009

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	47 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.