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01472 200666

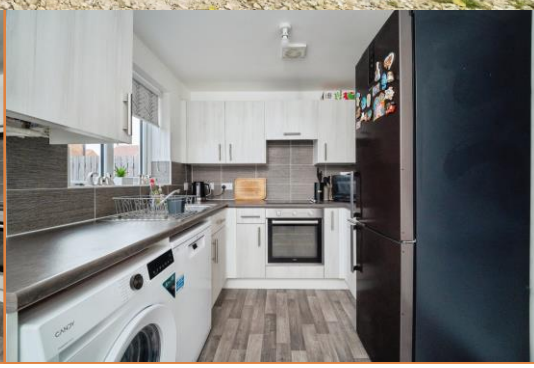
IMMINGHAM
01469 564294

LOUTH
01507 601550









Sidings Road

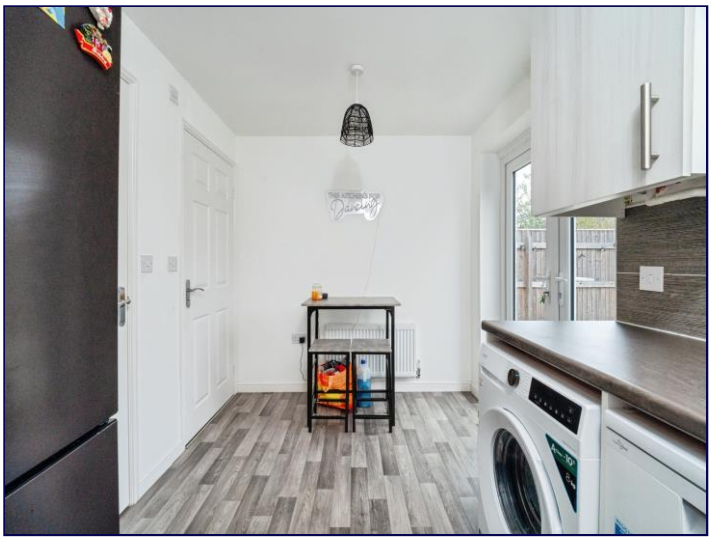
Grimsby
DN31 2FB

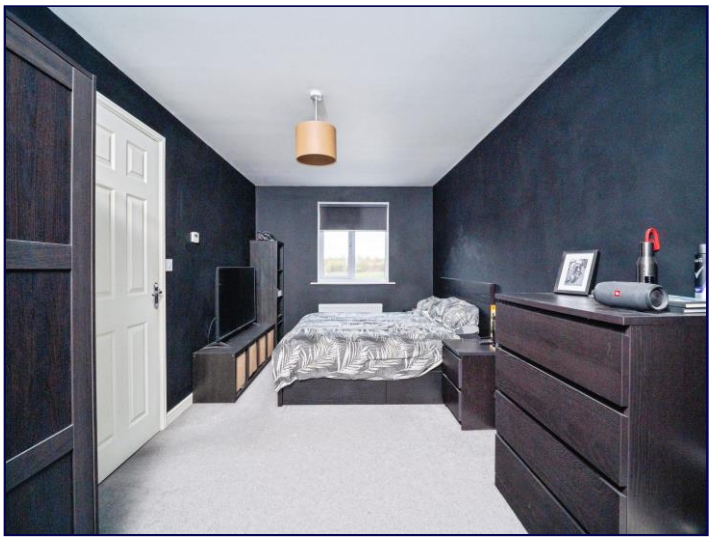
£155,000

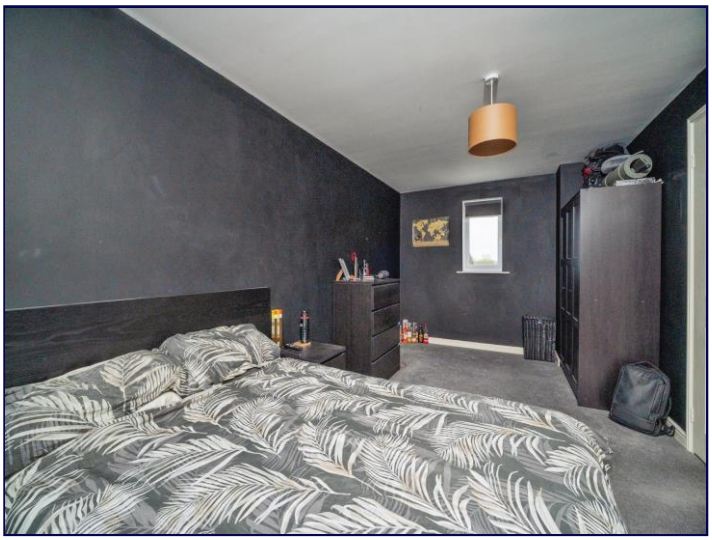
CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP
IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB
LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes: cleethorpes@croftsestateagents.co.uk
Email: Immingham : immingham@croftsestateagents.co.uk
Email: Louth : louth@croftsestateagents.co.uk

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Property Introduction
Built in 2022 by Gleeson Homes and offering all the benefits of a near-new property, this superb three-bedroom semi-detached home is found on the highly sought-after Macaulay Park development, just off Cromwell Road. Stylishly presented throughout and ready to move straight into, it provides the perfect setting for modern family living. The accommodation is thoughtfully designed, featuring a welcoming lounge ideal for relaxing, while the impressive open-plan kitchen/diner creates the heart of the home, offering an excellent space for both everyday family life and entertaining guests. A useful ground floor cloakroom/WC adds further practicality. Upstairs, the property boasts three well-proportioned bedrooms, providing flexible accommodation for families, professionals or those working from home, together with a contemporary family bathroom. Outside, the enclosed rear garden is predominantly laid to lawn and complemented by a decked seating area, creating an ideal space for outdoor dining, entertaining and enjoying the warmer months. To the front, a double-width driveway provides ample off-road parking and leads to the integral garage. Combining modern energy-efficient living with a convenient location close to schools, amenities, transport links and Grimsby town centre, this is a fantastic opportunity to purchase a turnkey home in one of the area's most popular developments. Early viewing is highly recommended.

Entrance Hallway
Composite entry door to the front elevation and uPVC double glazed window to the side. Central heating radiator. Staircase to the first floor.

Living room
15' 5" x 10' 0" (4.69m x 3.04m)
A beautifully presented and generously proportioned lounge offering a bright and welcoming space for relaxation and entertaining. Decorated in neutral tones with crisp white walls and soft grey carpeting, the room enjoys an abundance of natural light from the front-facing window. There is ample space for a range of seating arrangements, currently accommodating two substantial sofas, while the spacious layout provides excellent flexibility for modern family living.

Kitchen/Diner
7' 10" x 13' 5" (2.40m x 4.09m)
A modern and well-appointed kitchen diner, thoughtfully designed to provide both practical cooking space and everyday dining accommodation. Fitted with a contemporary range of wall and base units complemented by contrasting work surfaces and stylish tiled splashbacks, the kitchen incorporates a stainless steel sink and drainer, integrated electric oven with four-ring hob and extractor canopy over, together with space and plumbing for further appliances. The dining area comfortably accommodates a table and chairs, creating an ideal space for family meals and

entertaining. French doors open directly onto the rear garden, allowing plenty of natural light to flood the room and providing a seamless connection between indoor and outdoor living. Finished with attractive vinyl flooring and neutral décor throughout.

WC
5' 7" x 2' 7" (1.70m x 0.80m)
Fitted with a low-flush WC and pedestal wash hand basin with tiled splashback. Finished in neutral décor with vinyl flooring.

First Floor Landing
Loft access to the ceiling. Central heating radiator.

Bedroom 1
16' 10" x 9' 3" (5.13m x 2.83m)
Offering a dual aspect view with uPVC double glazed windows to both the front and rear elevations. Central heating radiator.

Bedroom 2
11' 5" x 13' 7" (3.47m x 4.14m)
uPVC double glazed window to the front elevation and having central heating radiator.

Bedroom 3
11' 9" x 6' 9" (3.57m x 2.06m)
uPVC double glazed window to the rear elevation. Central heating radiator.

Bathroom
6' 0" x 6' 4" (1.83m x 1.94m)
Fitted with a modern three-piece suite comprising a panelled bath with shower and glass shower screen, pedestal wash hand basin and low-flush WC. Complemented by contemporary tiled splashbacks, a chrome heated towel radiator and vinyl flooring, the room is both stylish and practical. A frosted window provides natural light and ventilation.

Garage
17' 11" x 8' 6" (5.45m x 2.59m)
Up and over door to the front elevation and a rear personal door. Internal light and power.

Outside
The property enjoys an attractive frontage with a substantial gravelled driveway providing off-road parking for multiple vehicles and leading to the garage. A paved pathway leads to the entrance door, complemented by a neat lawned area which enhances the kerb appeal of this modern family home.
The enclosed rear garden offers an excellent outdoor space for families and entertaining alike, being predominantly laid to lawn with a generous paved patio ideal for al fresco dining. A raised timber decked seating area provides a further space to relax and enjoy the surroundings, while timber fencing to the boundaries ensures a good degree of privacy and security. Accessible directly from the kitchen diner via French doors, the garden creates a seamless extension of the living space during the warmer months.

Tenure
Believed to be , 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.

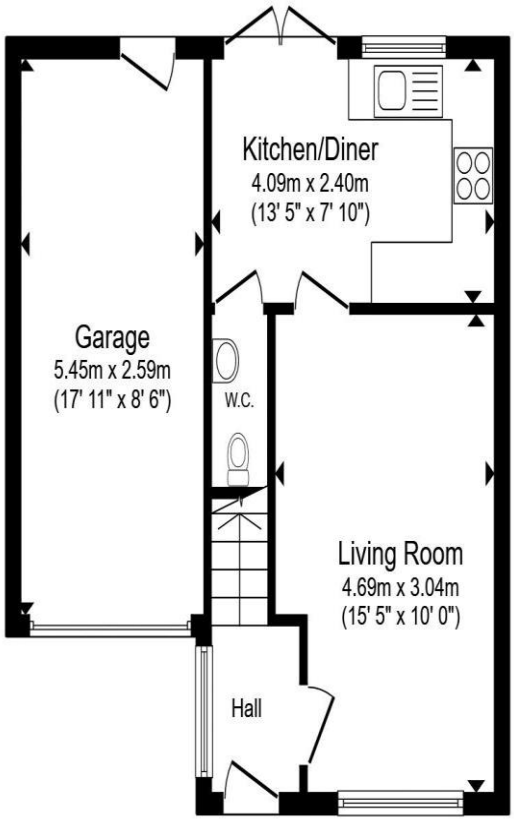
Council Tax Information
Band B: To confirm council tax banding for this property please view the websitewww.voa.gov.uk/cti

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.

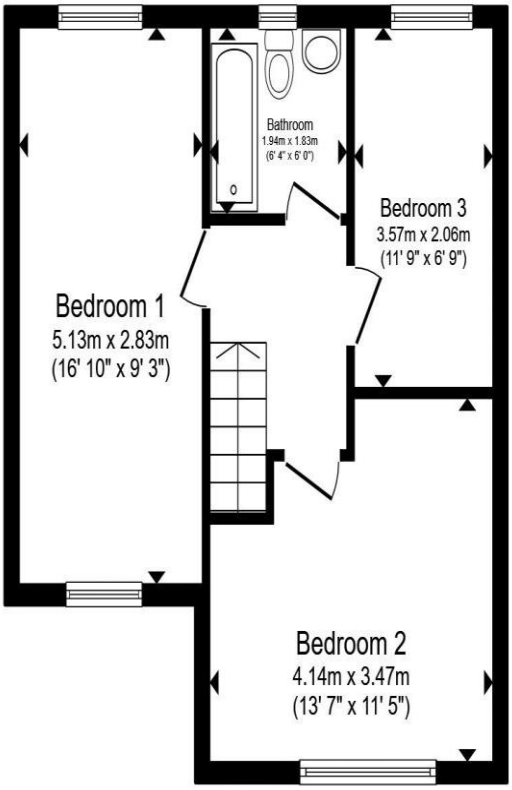
Any fees payable will be explained in your initial no-obligation appointment, before you choose whether to use our Mortgage Services.







Ground Floor

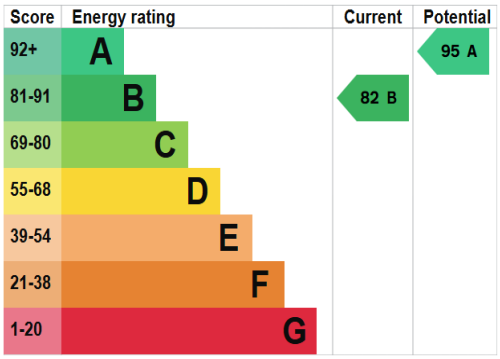


First Floor

Total floor area 86.8 m² (935 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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MS/SEQ/8768/08.26