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



**19 Carters Garth Close
Grainthorpe
LN11 7HT**

£145,000

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

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham :

Email: Louth :

cleethorpes@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk



Property Description

Offered for sale with no onward chain, this attractive three-bedroom mid-terrace home presents an excellent opportunity for a wide range of purchasers, including first-time buyers, families and investors alike. Having recently undergone a programme of partial refurbishment, the property offers well-presented, move-in-ready accommodation throughout. Benefiting from double glazing and electric heating, the accommodation briefly comprises an entrance hall, a spacious living room, and a superb open-plan living/dining kitchen, creating a sociable and versatile living space ideal for modern lifestyles. To the first floor are three well-proportioned bedrooms and a family bathroom. Externally, the property enjoys a lawned front garden accessed from High Street. To the rear, accessed via Carters Garth Close, is an enclosed garden featuring a lawn and patio area, together with off-road parking, a detached garage and a useful garden shed. Early viewing is highly recommended to fully appreciate the accommodation and convenient location on offer.

Entrance Hallway

Double glazed entry door to the front elevation. Stairs to the first floor. Doors to the living room and living/dining kitchen.

Living Room

17' 11" x 12' 0" (5.47m x 3.67m)

A generously proportioned and naturally bright reception room, enjoying a dual aspect with a front-facing window and French doors opening onto the rear garden. The room benefits from fitted carpeting and neutral décor throughout, creating a comfortable and versatile living space. A feature brick fireplace with stone hearth and burner provides an attractive focal point, while the generous proportions offer ample space for a range of lounge furniture. Ideal for both everyday living and entertaining. Electric heaters.

Kitchen/Diner

17' 10" x 13' 8" (5.44m x 4.16m)

A spacious open-plan kitchen/diner fitted with a modern range of matching wall and base units with contrasting work surfaces and tiled splashbacks. Incorporating a stainless steel sink and drainer beneath a rear-facing window, integrated electric oven with four-ring hob and extractor hood over, together with ample cupboard and worktop space. Plumbing for a washing machine. The room benefits from contemporary herringbone-effect flooring to the kitchen area and opens into a generous dining space, providing an ideal setting for everyday family living and entertaining. A glazed external door offers direct access outside, while a further window allows for plenty of natural light. Electric heater.

First Floor Landing

With double glazed window to the rear elevation and providing access to the bedrooms and bathroom.

Bedroom One

10' 6" x 11' 10" (3.19m x 3.61m)

uPVC double glazed window to the front elevation. Neutrally decorated, carpeted flooring. Electric heater.

Bedroom Two

9' 7" x 12' 0" (2.91m x 3.65m)

uPVC double glazed window to the front elevation. Neutrally decorated, carpeted flooring. Electric heater.

Bedroom Three

7' 9" x 9' 0" (2.37m x 2.74m)

uPVC double glazed window to the rear elevation. Neutrally decorated, carpeted flooring. Electric heater.

Bathroom

5' 6" x 10' 5" (1.68m x 3.17m)

Fitted with a three-piece white suite comprising panelled bath with electric shower and curtain rail over, pedestal wash hand basin and low-level WC. Complemented by extensive wall tiling with decorative border detail, two obscure double-glazed window providing natural light and privacy, and extractor fan. A bright and practical family bathroom.

Front Garden

To the front of the property is a generous lawned garden, set back from the road and enjoying a pleasant open aspect. A pathway leads to the main entrance, while mature hedging and fencing to the boundaries provide a good degree of privacy and clearly define the plot. The front garden creates an attractive approach to the property and offers potential for further landscaping if desired.

Rear Garden

The property enjoys a generously sized rear garden, predominantly laid to lawn and enclosed by mature hedging, providing an excellent degree of privacy. A paved pathway runs along the side of the garden, leading to the rear boundary where there is a detached garage, useful timber garden shed and gated access to the off-road parking area. The driveway is accessed from Carters Garth Close and offers convenient parking, making the outdoor space ideal for families, gardening enthusiasts and those requiring additional storage.



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 and 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



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.

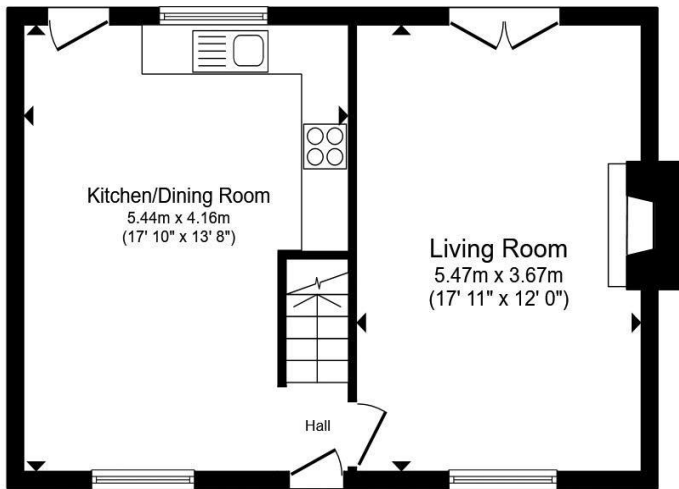
Property Management

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.

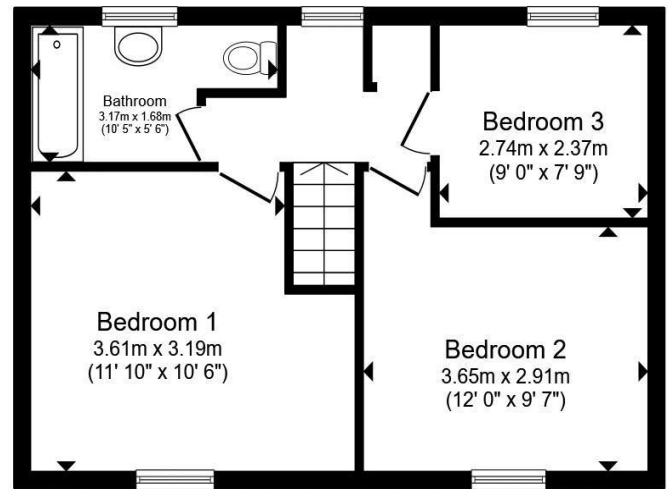


Monday to Friday
Saturday
Sunday

9am to 5.30pm (Tuesday opening 9.30am)
9am to 3.00pm
Closed



Ground Floor



First Floor

Total floor area 86.1 m² (926 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

