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Williams Way

Grimsby
DN33 2DT

Offers in the Region Of £285,000

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

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Email: Cleethorpes:

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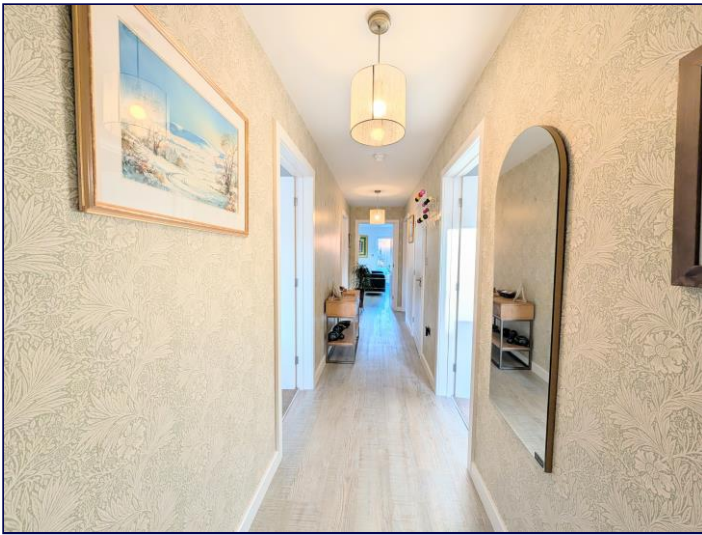
Email: Louth :

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 attractive detached bungalow is located on the popular Williams Way in Grimsby and is presented to the market with a modern finish throughout, making it ideal for buyers seeking a move-in ready home. The accommodation is thoughtfully arranged and centres around a superb open plan kitchen, dining and living space, providing a bright and sociable hub for everyday living and entertaining. The contemporary kitchen is well appointed, while the open layout allows for flexible furnishing and a comfortable living environment. A separate utility room adds practicality and additional storage. The bungalow offers two well-proportioned double bedrooms, both finished to a high standard, along with a stylish modern bathroom. The layout is particularly well suited to downsizers, professionals or those seeking single-level living without compromise. Externally, the property benefits from an integral garage and driveway, providing ample off-road parking. There are gardens to both the front and rear, with the rear garden offering a pleasant and private outdoor space for relaxation. Early viewing is highly recommended to appreciate the quality, layout and convenient location of this impressive bungalow.

Entrance Hall

Entering the property reveals a welcoming space with a fresh finish which is echoed throughout and LVT flooring.

Kitchen/Diner/Lounge

15' 5" x 22' 4" (4.70m x 6.80m)

A fantastic open plan space with windows and sliding patio doors to the rear elevation, LVT flooring and a superb fitted kitchen with plenty of counter space and storage. With Quartz counter tops, a one and a half sink and drainer and Bosch appliances including a fridge-freezer, dishwasher, electric oven, hob and extractor. There is also a great amount of space for a dining table and chairs and sofa.

Utility room

5' 8" x 8' 9" (1.73m x 2.66m)

The utility room has a door into the garage, LVT flooring, access to the loft, fitted units, a sink and drainer and plumbing for a washing machine.

Bedroom One

13' 1" x 8' 9" (4.00m x 2.66m)

Bedroom one has a bay window to the front elevation and a carpeted floor.

Bedroom Two

11' 8" x 8' 9" (3.55m x 2.66m)

Bedroom two has a window to the front elevation and a carpeted floor.

Bedroom Three

9' 4" x 8' 9" (2.84m x 2.66m)

Bedroom three has a window to the side elevation and a carpeted floor.

Bathroom

5' 5" x 8' 9" (1.66m x 2.66m)

The bathroom has an opaque window to the side elevation, tiled walls, a heated towel rail and LVT flooring. There is also a modern suite with a WC, vanity basin and a bath with a glass screen and mains shower over.

Garage

The garage has an electric roller door and electrics. There is also a door to the utility room.

Outside

To the front there is a lawn and established shrubs and a block paved driveway providing off road parking. The rear garden is low maintenance and a lovely space to relax and enjoy with established shrubs and a side to the side with a raised patio area and a timber shed, all enclosed by perimeter fencing.

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 D: 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.

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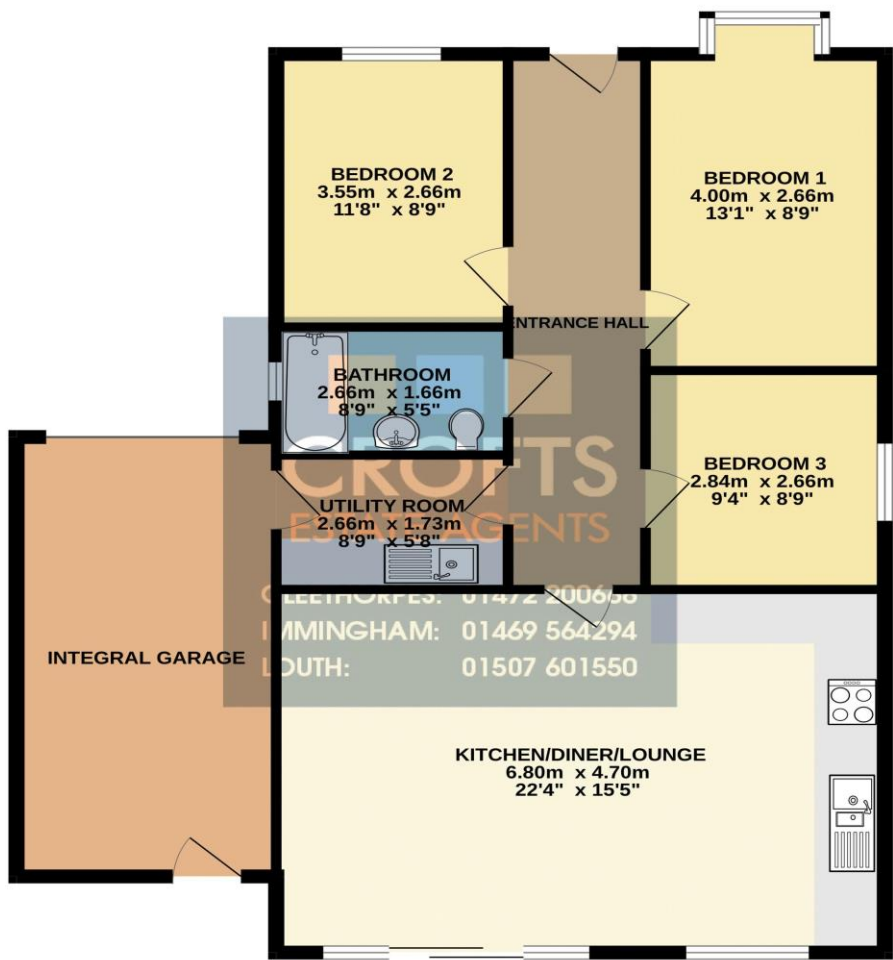
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STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



GROUND FLOOR
96.3 sq.m. (1036 sq.ft.) approx.



TOTAL FLOOR AREA : 96.3 sq.m. (1036 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		94 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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