



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



Bempton Grove

Grimsby
DN32 9TQ

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 :

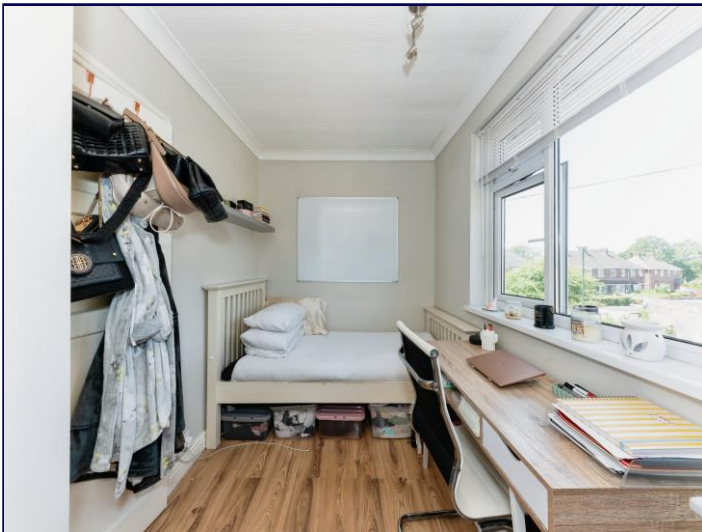
Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk



Property Introduction

Situated within a popular residential area of Grimsby, this extended three-bedroom semi-detached home offers spacious and well-presented accommodation, making it an ideal purchase for growing families seeking generous indoor and outdoor living space. The property benefits from off-road parking to the front and is approached via a neat frontage. Internally, the accommodation comprises a welcoming lounge, providing a comfortable space to relax, while the heart of the home is the impressive kitchen-diner to the rear. Offering ample space for family meals, entertaining and day-to-day living, this versatile room enjoys views over the garden and creates an excellent social hub. To the first floor are three well-proportioned bedrooms, all served by a family bathroom fitted with a modern suite. A particular highlight of this property is the fantastic-sized rear garden. Rarely found with homes of this type, the extensive outdoor space provides the perfect setting for families, with plenty of room for children to play, outdoor entertaining, gardening enthusiasts or even future landscaping projects. The garden also benefits from an outside WC and a useful outbuilding, offering excellent storage or workshop potential. Conveniently located for local amenities, schools and transport links, this attractive home combines practical family living with exceptional outdoor space. Early viewing is highly recommended to fully appreciate the accommodation and sizeable plot on offer. There is also an electric car charging point to the front.

Entrance Hall

Entering the property reveals a radiator and a carpeted floor.

Lounge

62' 4" x 12' 4" (19m x 3.77m)

The lounge has dual aspect windows to the front and rear, a radiator and a carpeted floor.

Kitchen/Diner

20' 11" x 10' 0" (6.38m x 3.06m)

Extended to create a larger space with a window to the rear elevation, door to the side, a radiator and a tiled floor. There is also a fitted kitchen with plenty of units and counter space along with a sink and drainer and an electric oven and hob. There is also a good space for a dining table and chairs.

First Floor Landing

The first floor landing has a carpeted floor.

Bedroom One

11' 3" x 10' 6" (3.44m x 3.20m)

Bedroom one has a window to the elevation, a radiator and a carpeted floor.

Bedroom Two

11' 3" x 10' 2" (3.44m x 3.11m)

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

Bedroom Three

11' 7" x 6' 11" (3.52m x 2.12m)

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

Bathroom

6' 4" x 5' 5" (1.92m x 1.66m)

The bathroom has an opaque window to the front elevation, modern wall boarding, a radiator and vinyl flooring. There is also a modern suite with a WC, basin and a bath.

Outside

With off road parking to the front and also an electric car charging point. The rear garden is then accessed through a gate. The rear garden is enclosed by perimeter fencing and is a fantastic size with a vast lawn and a patio area ideal for alfresco dining. There is also an outside WC and secure outbuilding.

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.

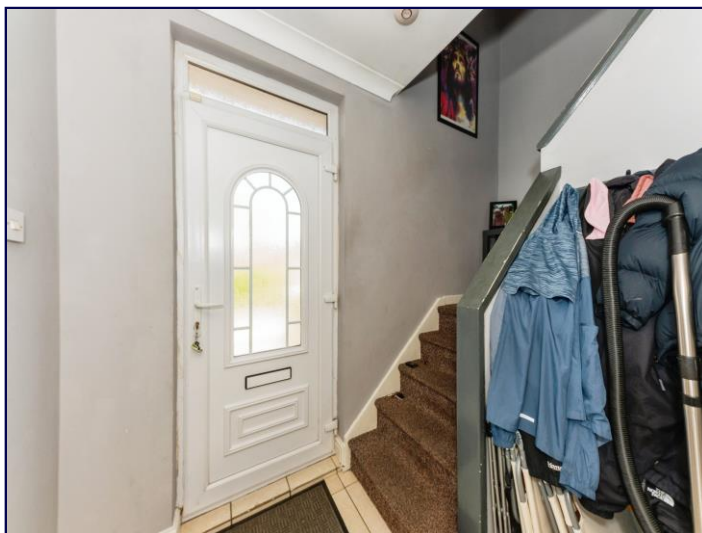
Broadband and Telecom Communications

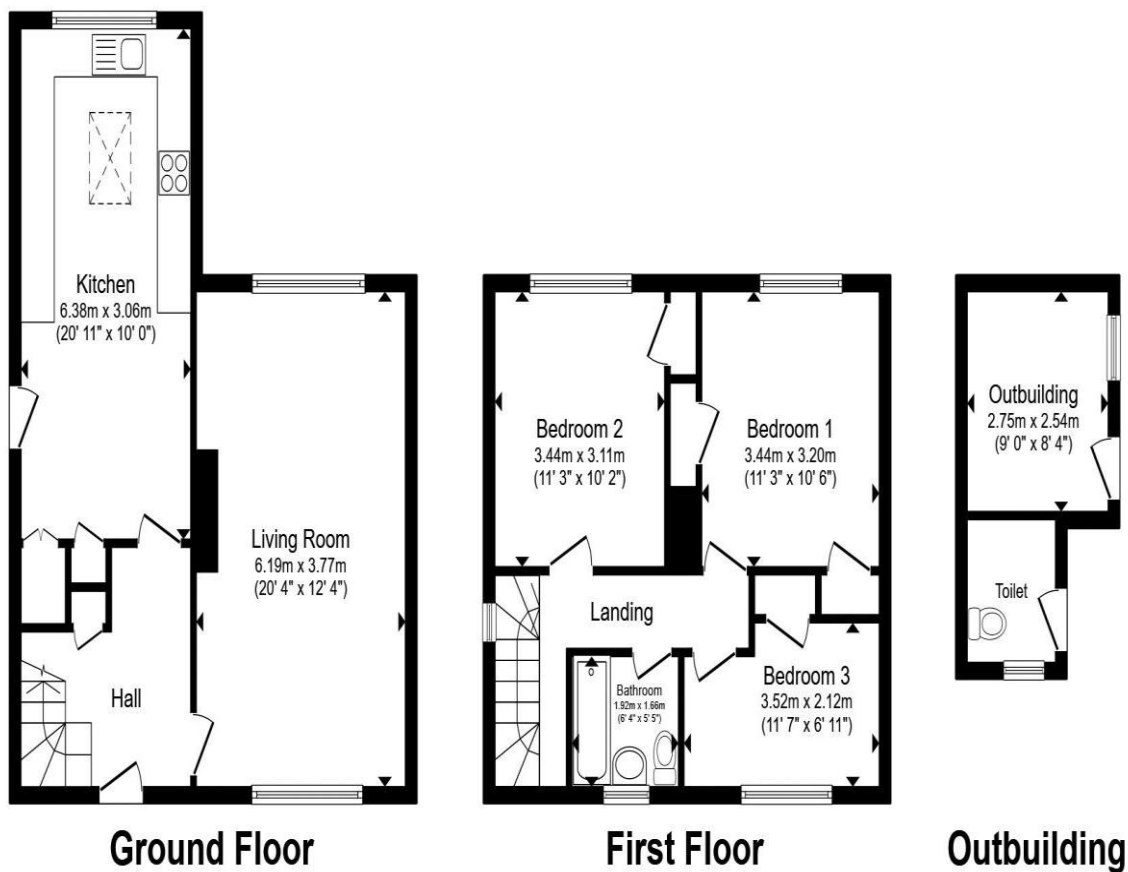
Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

<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.





Total floor area 105.8 m² (1,139 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

