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Laburnum Drive

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DN34 4LQ

Offers in the Region Of £199,950

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Property Introduction

***** OFF ROAD PARKING, LARGE CORNER PLOT, EXCELLENT STANDARD, NO CHAIN! *****

Early viewing is strongly recommended to fully appreciate this beautifully presented three-bedroom semi-detached family home, occupying an impressive corner plot with stunning, well-maintained gardens wrapping around three sides. Offered to the market with no onward chain, this outstanding home is sure to attract considerable interest. Ideally situated within easy reach of excellent local amenities, highly regarded schools and superb transport links, the property offers spacious, light-filled and versatile accommodation, perfectly suited to modern family living. The welcoming entrance hallway leads through to a comfortable lounge, a stylish and well-appointed dining kitchen, and an attractive conservatory overlooking the gardens. To the first floor are three generously proportioned bedrooms and a contemporary family bathroom. Outside is where this home truly comes into its own. The beautifully landscaped wraparound gardens provide a wonderful balance of space, privacy and functionality. The side garden features a low-maintenance artificial lawn and a patio seating area, creating the perfect setting for relaxing or entertaining family and friends. To the rear, a raised decked terrace enjoys views over the garden and is complemented by additional paved seating areas and further artificial lawn, offering multiple spaces to enjoy throughout the day. Completing the property is a detached garage and private driveway providing excellent off-road parking,

while an established hedgerow screens the front garden from the roadside, enhancing both privacy and impressive kerb appeal. Combining immaculate presentation, generous outdoor space and a highly desirable location, this is a fantastic opportunity to purchase a truly move-in-ready family home.

Entrance Hallway

Tastefully decorated and having composite entry door to the front elevation, along with a further double glazed window to the side. Central heating radiator. Staircase to the first floor accommodation.

Living Room

14' 1" x 10' 11" (4.28m x 3.33m)

Neutrally decorated and having coving to the ceiling and dado rail to the walls. Central heating radiator. Electric fire with fire surround. uPVC double glazed window to the front elevation.

Kitchen

10' 8" x 17' 3" (3.26m x 5.25m)

This lovely modern dining kitchen offers an excellent array of fitted gloss finish wall and base units along with contrasting roll edged work surfacing with inset sink and drainer. Integrated oven and four ring gas hob with chimney extractor over and a glass mounted wall splashback guard. Splashback tiling. Plumbing for both a washing machine and dishwasher. Central heating radiator. uPVC double glazed window and patio door to the rear elevation providing access to the conservatory.

Conservatory

12' 5" x 8' 0" (3.78m x 2.45m)

A well proportioned uPVC double glazed conservatory creating even further pleasant living space and having French doors out to the garden.

First Floor Landing

With coving and loft access to the ceiling. uPVC double glazed window to the side.

Bedroom One

15' 0" x 9' 6" (4.57m x 2.89m)

Having fitted wardrobes along one wall and offering double glazed window to the front elevation. Central heating radiator. Coving to the ceiling.

Bedroom Two

11' 6" x 8' 11" (3.51m x 2.71m)

uPVC double glazed window to the rear elevation. Central heating radiator. Coving to the ceiling.

Bedroom Three

8' 5" x 7' 5" (2.57m x 2.26m)

uPVC double glazed window to the front elevation. Central heating radiator.

Bathroom

5' 4" x 8' 0" (1.63m x 2.44m)

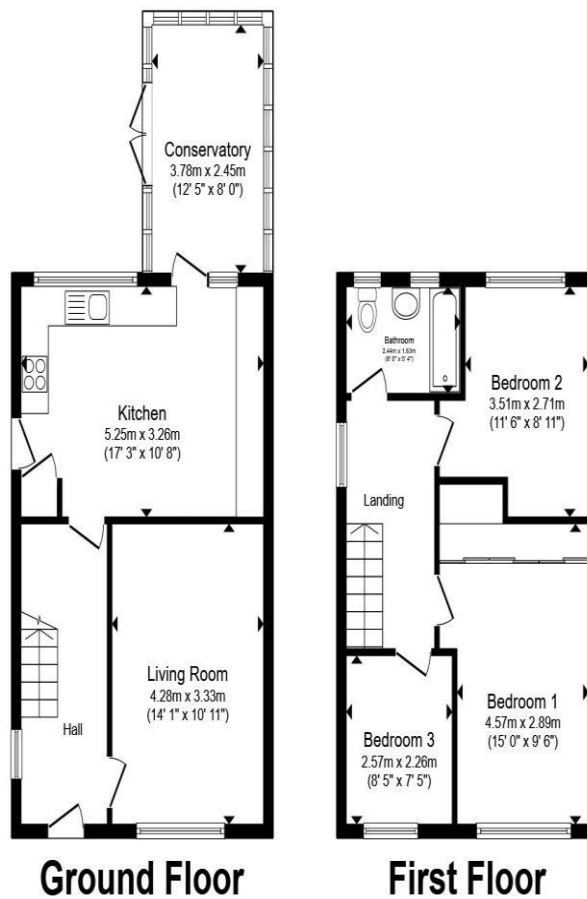
A modern and stylish bathroom with two uPVC double glazed windows to the rear elevation. The bathroom is fitted with a close coupled w.c, pedestal wash hand basin and a P-shaped bath with shower and screen over. Central heating towel radiator. Tiling to the walls.

Outside

One of the key selling features to this property has to be that of its gardens. To the front a high hedgerow screens the front from the road and offers a blank canvas for the new buyer. To the side and rear, landscaped gardens create a perfect place to sit and relax and enjoy alfresco dining. The side and rear gardens have artificial lawn, patio areas and raised decked area. The gardens enjoy the majority of the day and evening sun. Gated driveway and detached garage to the rear.

** Please note the front garden does need turfing. Our main image shows how the front garden would look once turfed.





Total floor area 96.9 m² (1,043 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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92+	A		
81-91	B		82 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		