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Cleefield Drive

Grimsby
DN32 9SA

Offers in the Region Of £154,500

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

This modern three-bedroom mid-terrace property on Cleefield Drive, Grimsby, offers stylish and versatile accommodation set over three floors and is ideal for first-time buyers, families, or investors alike. Constructed in 2019 and offered for sale with no forward chain, the property is ready for immediate occupation. The ground floor comprises a welcoming entrance hall leading to a spacious lounge, perfect for relaxing and entertaining, along with a well-appointed kitchen offering ample storage and workspace. A convenient ground floor WC completes the accommodation on this level. To the first floor are two well-proportioned bedrooms and a modern family bathroom fitted with a contemporary suite. Occupying the entire second floor is the impressive principal bedroom, benefiting from its own private en-suite shower room, creating an ideal main bedroom retreat. Externally, the property enjoys gardens to both the front and rear, with the rear garden providing a pleasant outdoor space for seating and recreation. A driveway offers off-road parking, adding further practicality to this attractive home. Situated within a popular residential area of Grimsby, the property is conveniently positioned for local amenities, schools, and transport links. Combining modern construction with spacious living accommodation, this superb home presents an excellent opportunity for buyers seeking a low-maintenance property with flexible living space and the advantage of no onward chain.

Entrance Hall

Entering the property reveals a radiator and vinyl flooring. There is also a built in cupboard.

Kitchen

The kitchen has a window to the front elevation, vinyl flooring and a range of modern fitted units with a one and a half sink and drainer, dish washer, washing machine and fridge-freezer. There is also an electric oven and gas hob with an extractor over.

WC

With a heated towel rail, vinyl flooring, a WC and basin.

Lounge

The lounge has a window and French doors to the rear elevation, a radiator and a carpeted floor.

First Floor Landing

The first floor landing has a carpeted floor and a built in cupboard.

Bedroom Two

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

Bedroom Three

Bedroom three has two windows to the rear elevation, a radiator and a carpeted floor.

Bathroom

The bathroom has partially tiled walls, a heated towel rail and vinyl flooring. There is also a white suite with a WC, basin and a bath with glass screen and mains shower.

Outside

With a driveway to the front providing off road parking and also gardens to the front and rear.

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.

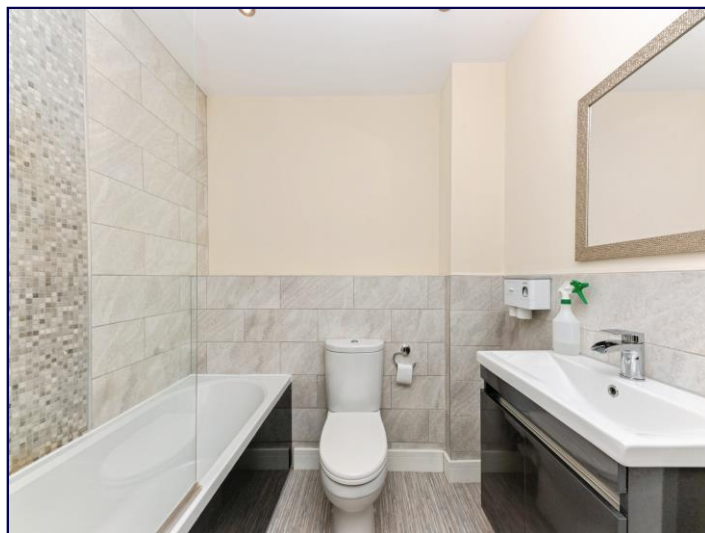
<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

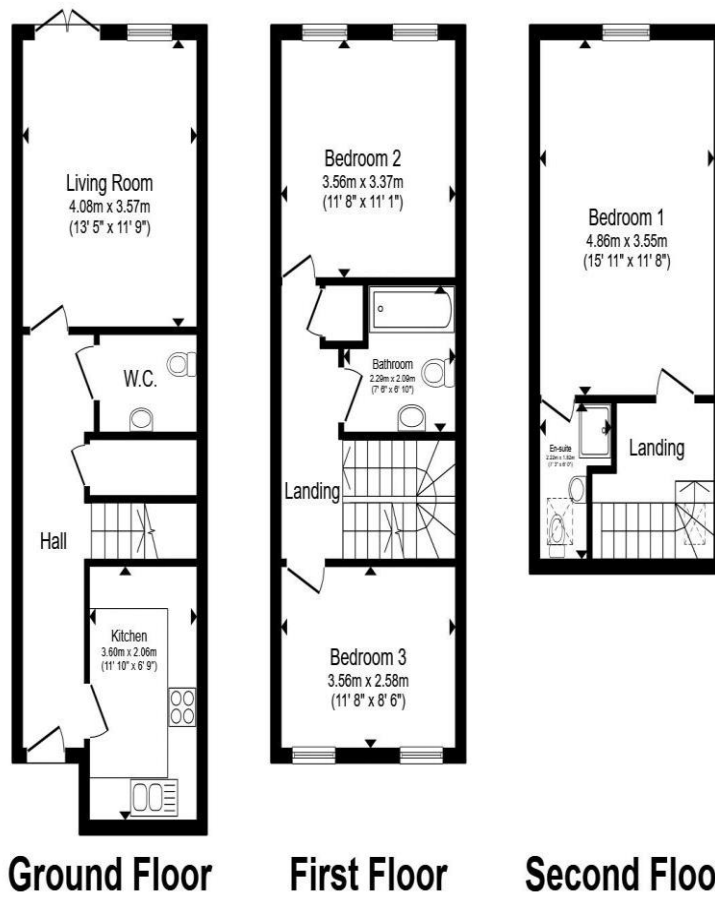
Viewings

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

Council Tax Information

Band : To confirm council tax banding for this property please





Total floor area 100.3 m² (1,080 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



Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		