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



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£180,000

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Property Introduction

Crofts Estate Agents are delighted to present to the market this exceptional three-bedroom semi-detached home, beautifully extended and extensively upgraded in recent years to create a stunning family home finished to an excellent standard throughout. Combining stylish contemporary living with practical family space, this property is ready to move straight into. Enjoying the benefits of gas central heating, uPVC double glazing, the accommodation is centred around a spectacular 26ft open-plan living kitchen spanning the full width of the property. This impressive space provides the true heart of the home, featuring elegant champagne gloss units, integrated appliances and ample room for both dining and relaxing—perfect for modern family life and entertaining alike. The accommodation briefly comprises a welcoming entrance hall, a cosy front sitting room, the outstanding open-plan living kitchen, rear lobby and a convenient ground floor WC. To the first floor are three well-proportioned bedrooms, complemented by a beautifully appointed contemporary "Richard Sutton" family bathroom. Outside, the property continues to impress with enclosed lawned gardens offering a safe and private space for children and pets, together with a ample off-road parking. Immaculately presented, thoughtfully improved and offering superb living space throughout, this truly is a home that must be viewed to be fully appreciated.

Entrance Hallway

Offering composite entry door and a uPVC double glazed window to the front. Central heating radiator. Stairs to the first floor with useful understairs storage and cupboard which houses the gas boiler.

Lounge

9' 10" plus bay x 11' 9" (3m x 3.58m)

uPVC double glazed bay window to the front elevation. Central heating radiator. Feature media wall including a modern fire.

Dining Area

12' 11" x 11' 4" (3.928m x 3.467m)

uPVC double glazed French doors to the rear elevation opening to the garden. tastefully decorated and having down lighting to the ceiling. Central heating radiator. Opening to the kitchen.

Kitchen

8' 10" x 14' 3" (2.699m x 4.338m)

A beautiful fitted kitchen offering an excellent array of fitted wall and base units with attractive wood block work surfacing with stainless steel sink and drainer. Integrated oven and four ring gas hob with stainless steel wall splashback and chimney extractor over. Integrated fridge and freezer. uPVC double glazed windows to the front and rear elevations.

Lobby

Composite entry door to the rear, central heating radiator and door to cloakroom.

Cloakroom

Equipped with a close coupled w.c and wall mounted wash hand basin. uPVC double glazed window to the rear.

First Floor Landing

uPVC double glazed window to the side elevation.

Bathroom

5' 8" x 6' 3" (1.73m x 1.90m)

Designed and fitted by the well known designer Richard Sutton, the bathroom is equipped with a vanity wash hand basin, w.c and bath with screen and shower over. Attractive tiling. Chrome effect central heating radiator. Loft access. Down lighting. uPVC double glazed window to the front.

Bedroom One

12' 10" x 11' 3" (3.91m x 3.43m)

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

Bedroom Two

9' 10" x 11' 10" (3m x 3.61m)

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

Bedroom Three

9' 0" x 7' 0" (2.74m x 2.13m)

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

Outside

The front has been fully paved with block paved inserts creating ample off road parking and even standing for a caravan or similar. To the rear the garden enjoys a great degree of privacy and a sunny aspect later to the day and has lawn and decked patio areas. Gated access to the 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 B: 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.

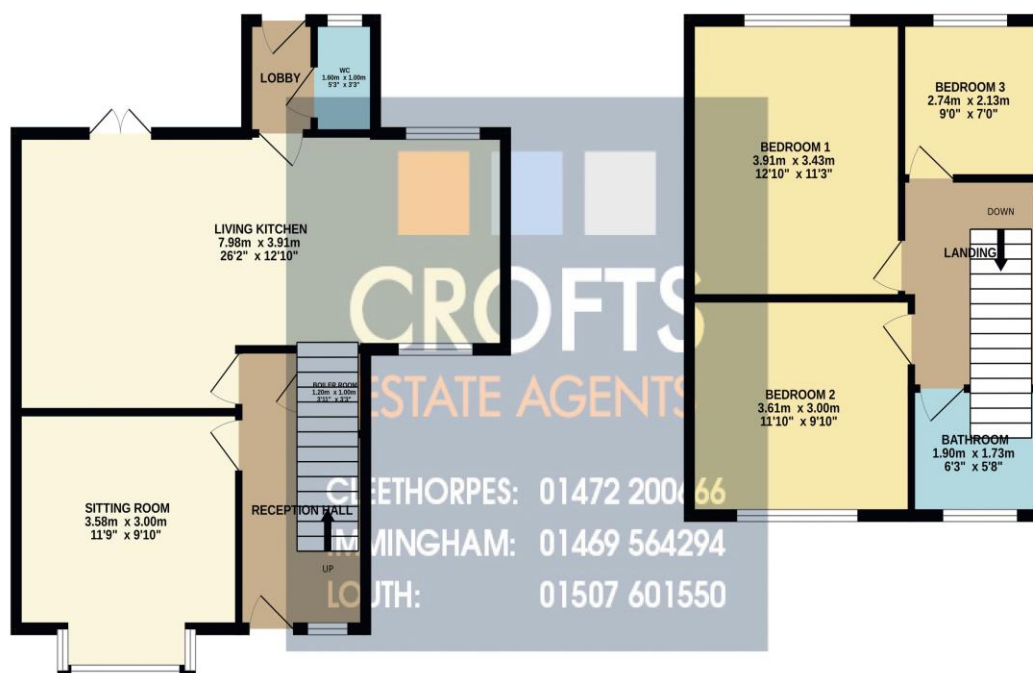
Property Management

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.



GROUND FLOOR

1ST FLOOR



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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