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Rosina Grove North

Grimsby
DN32 8LD

Fixed £160,000

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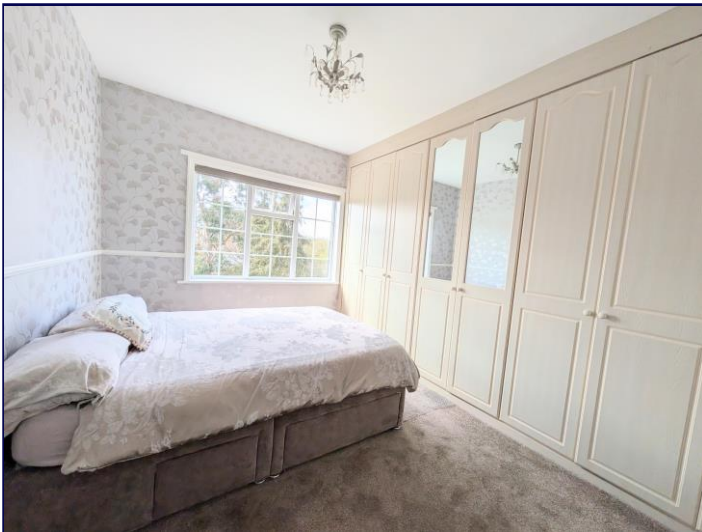
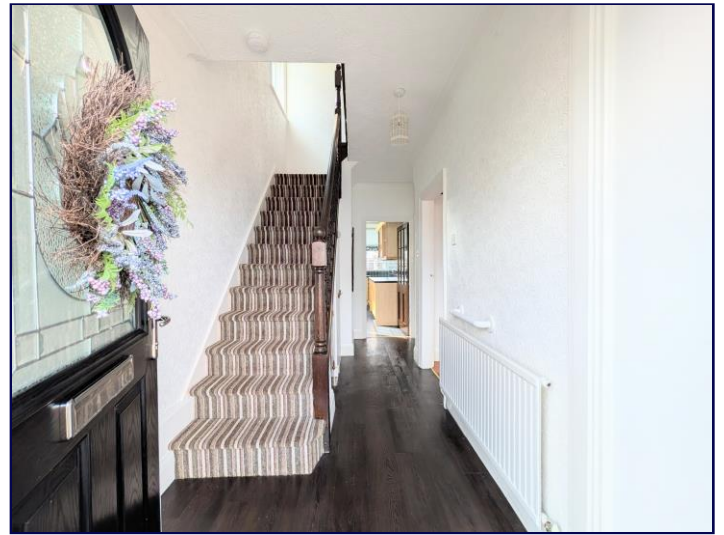
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Property Introduction

Situated on the popular Rosina Grove North in Grimsby, this well-presented three-bedroom semi-detached property is offered to the market with no forward chain, making it an ideal purchase for first-time buyers, families, or investors alike. The ground floor accommodation is both practical and well laid out, comprising a welcoming lounge to the front, a separate dining room perfect for entertaining, and a fitted kitchen offering ample storage and workspace. Completing the ground floor is a convenient WC, which has been newly fitted in 2026, adding a fresh and modern touch. To the first floor, the property continues to impress with three well-proportioned bedrooms and a modern family bathroom, finished to a tasteful standard and ready for immediate use. Externally, the property benefits from a driveway providing off-road parking for two vehicles to the front. To the rear, there is a tidy and enclosed garden, ideal for outdoor relaxation or family use, and benefitting from two useful storage sheds. The garden is designed for ease of maintenance while still offering a pleasant outdoor space. Positioned within a well-established residential area, the property is conveniently located close to local amenities, schools, and transport links, making day-to-day living both easy and accessible. Early viewing is highly recommended to fully appreciate what this property has to offer.

Entrance Hall

Entering the property reveals coving to the ceiling, a radiator and Amtico flooring.

Lounge

10' 0" x 11' 6" (3.05m x 3.51m)

The lounge has a window to the front elevation, coving to the ceiling, a radiator and a carpeted floor.

Dining Room

12' 8" x 10' 9" (3.86m x 3.27m)

The dining room has a window to the rear, a radiator and a carpeted floor.

Kitchen

14' 3" x 6' 10" (4.34m x 2.08m)

The kitchen has dual aspect windows to the side and rear elevation, a door to the side and a tiled floor. There is also a fitted kitchen with plenty of counter space, a sink and drainer, electric oven and a gas hob with an extractor over. There is also a washing machine, dish washer, fridge and freezer.

WC

5' 3" x 3' 1" (1.60m x 0.93m)

The WC has an opaque window to the side elevation, a tiled floor and WC.

First Floor Landing

The first floor landing has an opaque window to the side elevation, coving to the ceiling and a carpeted floor.

Bedroom One

12' 8" x 8' 6" (3.86m x 2.59m to wardrobe)

Bedroom one has a window to the rear elevation, a radiator and a carpeted floor. There are also fitted wardrobes.

Bedroom Two

10' 0" x 11' 4" (3.06m x 3.46m)

Bedroom two has a window to the front elevation, a radiator and a carpeted floor. There is also a range of fitted furniture.

Bedroom Three

9' 3" x 7' 1" (2.83m x 2.15m)

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

Bathroom

5' 5" x 6' 1" (1.64m x 1.86m)

The bathroom has an opaque window to the front elevation, partially tiled walls, a heated towel rail and vinyl flooring. There is also a modern white suite with a WC, basin and bath with a mains shower and folding glass screen.

Outside

With parking for two vehicles to the front and established shrubs. A gate to the side reveals access to the rear garden. The rear garden has a lawn with established shrubs and a patio area ideal for alfresco dining. There are also two sheds.

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

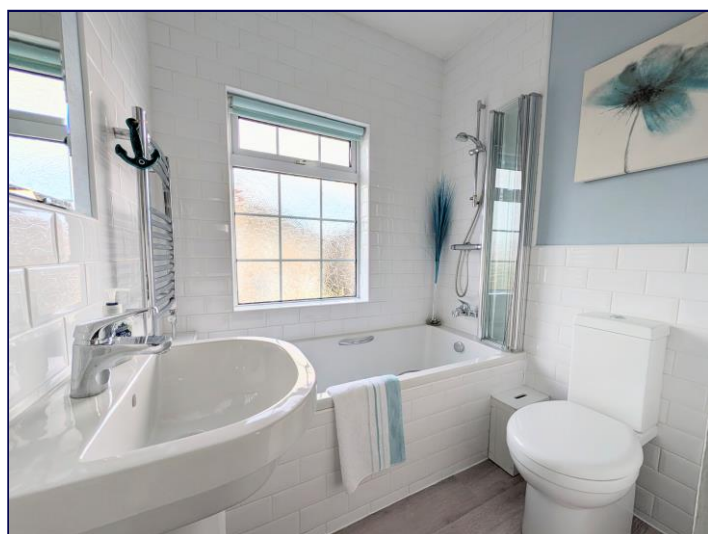
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

Mortgage and Financial Advice

With access to a wide range of mortgages from over 50 of the UK's best-known lenders, **Crofts Estate Agents**, in partnership with **Forge Financial Solutions**, can help you find the mortgage that best suits your needs.

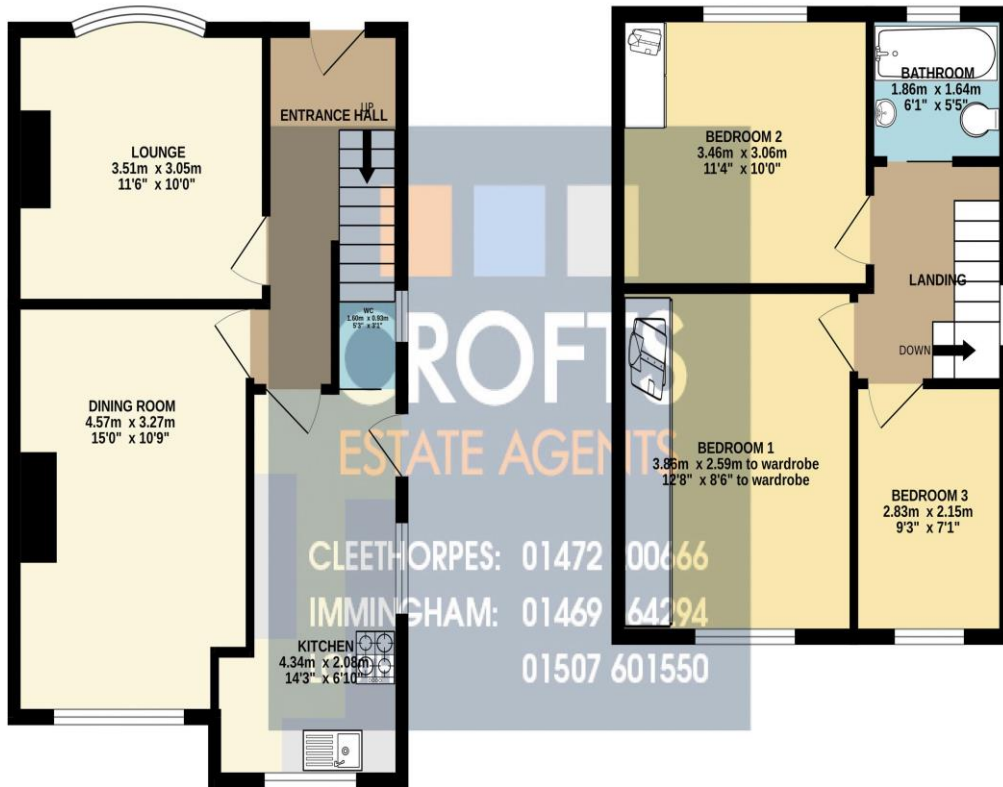
Forge Financial Solutions will act on your behalf, providing expert advice on mortgages and other financial matters, ensuring you receive tailored guidance and support throughout the process.

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
41.9 sq.m. (451 sq.ft.) approx.

1ST FLOOR
37.1 sq.m. (399 sq.ft.) approx.



TOTAL FLOOR AREA: 79.0 sq.m. (851 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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