



# CROFTS ESTATE AGENTS

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



## Orion Way

Grimsby  
DN34 5TZ

Offers in the Region Of £95,000

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### Property Introduction

Crofts Estate Agents are delighted to present to the market this charming and well-maintained one-bedroom CLIPPER home, ideally situated within the popular Laceby Acres development. Tucked away just off Orion Way, this unique property also benefits from the rare addition of a detached garage, making it an excellent opportunity for first-time buyers, young professionals, or buy-to-let investors alike. Beautifully presented throughout, the property offers stylish and low-maintenance living in a quiet residential setting. Upon entering, you are welcomed into an entrance hall, with access to a modern ground floor shower room fitted with a contemporary three-piece suite comprising a walk-in shower, wash basin, and WC. The heart of the home is the bright and spacious open-plan lounge/kitchen area, designed to maximise both comfort and practicality. A front-facing window allows plenty of natural light to flow through the space while offering pleasant views over the garden. To the first floor, the mezzanine-style bedroom creates a modern and airy feel, overlooking the lounge area below. The generous double bedroom also benefits from fitted wardrobes, providing excellent built-in storage. Externally, the property enjoys a pleasant outdoor space, featuring a low-maintenance garden with patio seating area. Just around the corner, the detached garage provides valuable additional storage or secure parking and is undoubtedly a standout feature of the property. Early viewings are highly recommended and are available immediately by contacting Crofts Estate Agents Cleethorpes office.

### Entrance Hallway

uPVC double glazed entry door to the side elevation. Laminate flooring. Door to the shower room and double doors through to the living / kitchen space.

### Shower Room

6' 6" x 5' 5" (1.970m x 1.654m)  
uPVC double glazed window. Fitted with a close coupled w.c., pedestal wash hand basin and a shower cubicle. Central heating radiator. Tiled flooring and wall covering. Wall mounted gas boiler.

### Lounge / Kitchen

18' 3" x 13' 4" (5.561m x 4.073m) maximums  
The lounge area has a double glazed window. Central heating radiator. Staircase to the first floor. Opening to the kitchen. The kitchen offers a range of wall and base units with contrasting work surfacing incorporating a stainless steel sink and drainer. Integrated eye level oven and a four ring gas hob with extractor. Splashback tiling. Plumbing for a washing machine.

### First Floor Bedroom

13' 4" x 8' 6" (4.071m x 2.602m)  
A mezzanine level create this lovely bedroom space which has fitted wardrobes, loft space and a Velux window.

### Outside

The property benefits from a lawned and patio garden along with raised flower beds. One of the selling points to this property is that just a short walk around the corner this property has the added bonus of a detached garage.

### 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 A: To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://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](http://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.

*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  
22.6 sq.m. (244 sq.ft.) approx.

1ST FLOOR  
12.4 sq.m. (134 sq.ft.) approx.



TOTAL FLOOR AREA: 35.1 sq.m. (378 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS** Although we have taken great care to insure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. In particular any information provided in respect of tenure, council tax, rateable values etc has been given in good faith and whilst believed to be correct, may be subject to amendment. Any references to the condition, use or appearance of the property are made for guidance only, and no warranties are given or implied by this information. It is not Crofts policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries, in order to ensure that any necessary consents have been obtained. All measurements are approximate and are for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purpose only, and are not for any other use but guidance & illustration. Crofts have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore verify that they are in working order, or fit for their intended purpose. These details do not form any part of any contract, and unless specifically stated otherwise, furnishings and contents are not included within this sale.