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Welholme Road

Grimsby
DN32 0NG

£140,000

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 :

cleethorpes@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk



Property Introduction

Crofts are pleased to bring to the market this substantial end-terraced property, offered for sale with no forward chain. Situated in the popular Welholme Road area, the property enjoys a convenient position close to People's Park, Grimsby town centre, local amenities and excellent transport links. The property offers spacious and versatile accommodation. The ground floor briefly comprises entrance hallway, bay-fronted reception room, additional reception room, shower room and open-plan kitchen/diner. To the first floor there are three generous double bedrooms and a family bathroom. The private rear garden is accessed directly from the kitchen and offers a lawned area together with a useful shed/summerhouse, providing a pleasant outdoor space. Its generous accommodation and excellent location make it an ideal family home and first-time purchase or the potential to create an HMO subject to permissions. Internal viewing is highly recommended to fully appreciate the space, versatility and potential this property has to offer.

Entrance Porch

Double glazed entry door to the front elevation. Inner door through to the hallway.

Hallway

With dado rail to the walls and coving to the ceiling. Staircase to the first floor.

Lounge

13' 3" x 13' 8" (4.04m x 4.17m)

A bright and generously proportioned lounge featuring high ceilings with decorative coving and a traditional ceiling rose. The room benefits from a large bay window, allowing plenty of natural light to flood the space while creating an attractive focal point. The living area offers ample

space, making it ideal for both family living and entertaining. Neutral décor, white walls, and fitted carpets provide a light and versatile backdrop, ready for a purchaser to personalise.

Reception/Playroom

13' 3" x 12' 1" (4.04m x 3.68m)

A well-proportioned and versatile reception room featuring two windows providing good levels of natural light and an attractive decorative fireplace creating a central focal point. The room benefits from high ceilings with ornate coving, adding character and a sense of space throughout. Finished with modern grey carpeting and neutral décor, the room offers flexible accommodation suitable for use as a formal dining room, second reception room, home office, or additional sitting room. A radiator provides heating.

Shower room

5' 11" x 6' 8" (1.80m x 2.03m)

A practical and well-presented shower room featuring a modern white suite comprising a pedestal wash hand basin, low-level WC and glazed shower enclosure with electric shower. Finished with tiled walls and low-maintenance flooring, the room also benefits from natural light via a recessed window and extractor ventilation, making it a useful addition to this spacious family home.

Dining room

12' 7" x 10' 1" (3.84m x 3.07m)

A bright and spacious open-plan dining room enjoying a large side-facing window and attractive wood-effect flooring. Offering ample space for a family dining suite, the room flows effortlessly into the fitted kitchen, creating an ideal layout for modern family living and entertaining. The

tasteful décor and abundance of natural light combine to create a welcoming and versatile living space.

Kitchen

15' 11" x 10' 1" (4.85m x 3.07m)

A generously proportioned fitted kitchen featuring an attractive range of modern shaker-style units, extensive work surfaces and integrated cooking appliances. Plumbing for a washing machine. Offering excellent storage and preparation space, the kitchen enjoys an abundance of natural light from the rear-facing window and glazed garden doors. Open-plan to the dining area and finished with stylish wood-effect tiled flooring, this impressive space is perfectly suited to contemporary family living and entertaining.

First Floor Landing

Split level landing with coving and rose to the ceiling.

Bedroom 1

13' 3" x 12' 2" (4.04m x 3.71m)

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

Bedroom 2

13' 4" x 10' 7" (4.06m x 3.23m)

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

Walk In Wardrobe

11' 11" x 7' 1" (3.64m x 2.16m)

A versatile space that could be used as a walk in wardrobe, potential to create an ensuite subject to builders inspection or maybe a nursery. uPVC double glazed window. Central heating radiator.

Bathroom

8' 10" x 6' 10" (2.69m x 2.08m)

A beautifully presented and recently modernised family bathroom fitted with a contemporary four-piece suite comprising a panelled bath, low-level WC, vanity wash hand basin with storage beneath, and a separate walk-in shower enclosure with glazed screen and rainfall shower. Finished to a high standard throughout, the room features stylish full-height wall tiling in a contemporary stone-effect design and complementary wood-effect flooring. The bathroom benefits from a chrome heated towel rail, recessed ceiling spotlighting, extractor ventilation and a frosted double-glazed window providing natural light while maintaining privacy. Built-in vanity units offer useful storage, creating a practical and elegant space ideally suited to modern family living.

Bedroom 3

12' 9" x 10' 2" (3.89m x 3.10m)

The final of the three bedrooms is again another double bedroom and offers a dual aspect view. Central heating radiator.



Summerhouse/Store

6' 11" x 9' 7" (2.11m x 2.92m)

Timber and glazed summerhouse and store located to the bottom of the garden.

Outside

The property offers gardens to the front and rear aspects.

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

Mortgage Services

Our Mortgage Services Consultants can help you explore your mortgage and protection options by providing clear guidance on the home-buying process, including the costs involved and advice on how much you can afford to borrow. They can also help you find the right mortgage by comparing thousands of deals from a panel of high street and specialist lenders.

Any fees payable will be explained in your initial no-obligation appointment, before you choose whether to use our Mortgage Services.

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.





Total floor area 154.1 m² (1,659 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		
81-91	B		
69-80	C		75 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		