



# CROFTS ESTATE AGENTS

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



Grantham Avenue

Grimsby  
DN33 2HE

Guide Price £195,000

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### Property Introduction

#### £10,000 ALLOWANCE AVAILABLE!

Step into this beautifully updated semi-detached home that blends classic charm with fresh, contemporary style—perfectly placed in the heart of sought-after Scartho village. With shops, schools, pubs, and playing fields just a stroll away, the location is spot on for convenience and community. Inside, you'll find two inviting reception rooms: a stunning bay-fronted lounge with a multi-fuel stove, and a cosy rear living room warmed by a stylish log burner. The standout feature is the impressive family kitchen—bright, modern, and designed around a striking roof lantern that floods the space with natural light. Upstairs offers three well-proportioned bedrooms and a sleek, modern shower room. Outside, the home continues to impress with a front driveway and a generous rear garden, complete with a detached garage. Gas central heating and uPVC double glazing. A perfect mix of character, comfort, and contemporary living—ready to move straight into.

### Entrance Hallway

Offering composite entry door to the side elevation with two adjoining glazed windows. Stairs leading to the first floor.

### Lounge

13' 5" into bay x 13' 3" (4.092m x 4.044m)

The first of the reception rooms creates this pleasant living space with uPVC double glazed bay window to the front elevation. Neutrally decorated and having coving and rose to the ceiling.

Central heating radiator. A focal point of the lounge is created by the log stove set into the chimney breast with inset wood mantle over.

### Sitting Room

13' 11" x 13' 2" (4.245m x 4.002m)

Offering uPVC double glazed window to the side elevation, the second reception room offers a versatile living space. Central heating radiator. Useful understairs storage cupboard. Coving and rose to the ceiling. Once again a focal point of the room is created by the inset stove set into the chimney breast.

### Dining Kitchen

12' 6" x 12' 10" (3.817m x 3.902m)

A lovely sized and well appointed dining kitchen offering an ample array of fitted modern wall and base units with contrasting work surfacing with inset enamel sink and drainer. Space for a range oven with the freestanding range oven to be included within the asking price and having chimney extractor over. Integrated dishwasher, fridge and freezer. Plumbing for a washing machine. Down lighting. Column radiator. uPVC double glazed window to the side elevation, patio doors to the rear and a notable feature of a roof lantern allowing for ample natural light to brighten the area.

### First Floor Landing

Access to the bedrooms and shower room.

### Bedroom One

10' 4" x 13' 3" (3.140m x 4.048m)

The first of the bedroom is the main bedroom located to the front of the property. uPVC double glazed window and a central heating radiator.

### Bedroom Two

8' 0" x 12' 0" maximum (2.432m x 3.652m)

uPVC double glazed window to the side elevation. Central heating radiator. Storage cupboard located over the stairwell.

### Bedroom Three

9' 1" x 10' 0" (2.773m x 3.037m)

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

### Shower Room

4' 10" minimum x 12' 10" (1.464m x 3.923m)

Modern shower room with walk in shower, vanity wash hand basin and close coupled w.c. Chrome effect central heating towel radiator. Fitted extractor fan. uPVC double glazed window to the rear elevation.

### Outside

The property offers a lawned front garden with driveway creating ample off road parking and leading down to side gates and onto a detached garage. The rear garden offers a low maintenance garden with lawn and patio area. Brick detached garage with light and power.

### 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 C: 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

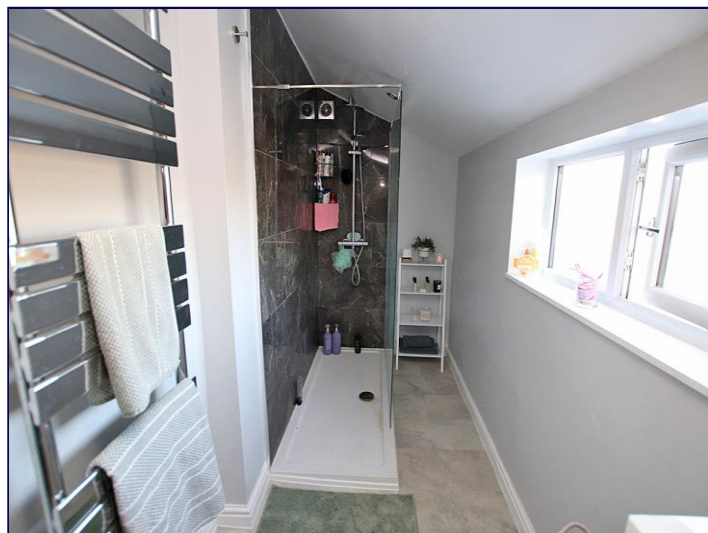
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

### 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.

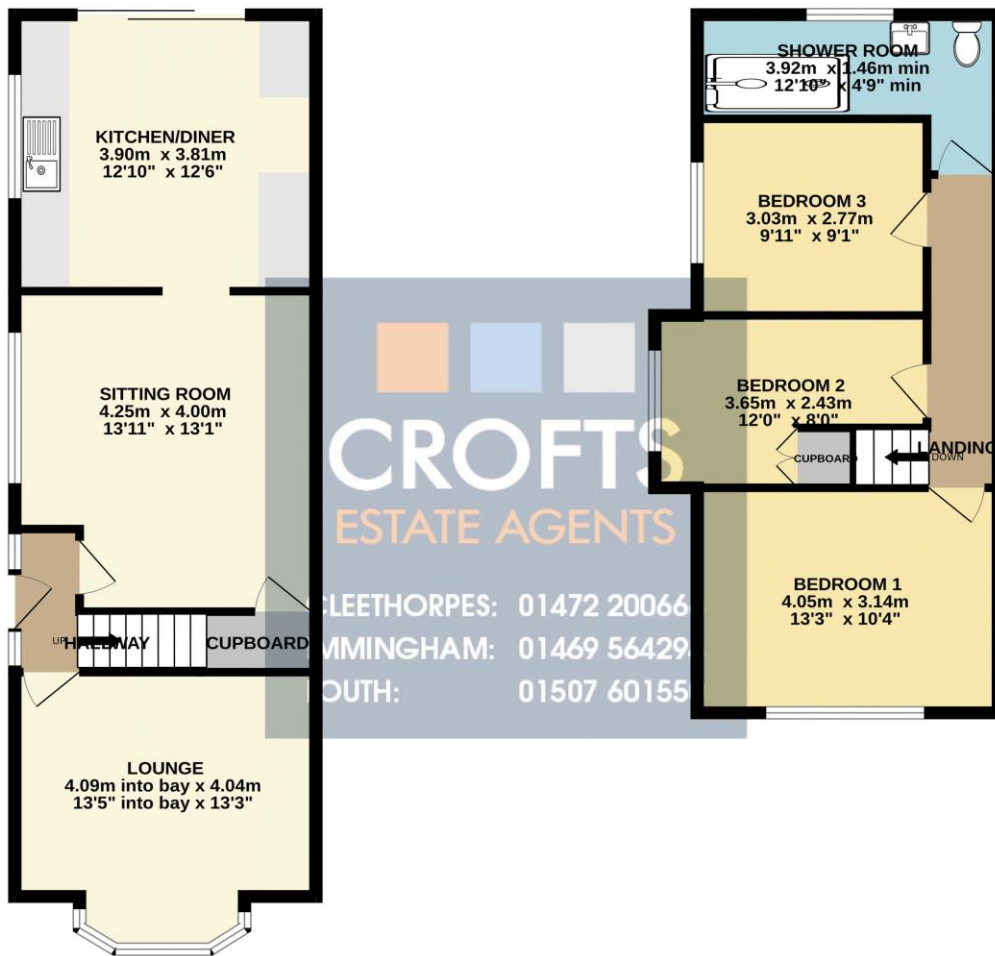
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GROUND FLOOR

1ST FLOOR



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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