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



Laburnum Drive

Grimsby
DN34 4LQ

Offers in the Region Of £205,000

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 :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk



Property Introduction

Early viewing is highly recommended on this superbly presented three-bedroom semi-detached family home, occupying a generous corner plot with beautifully maintained gardens extending to three aspects. Offered for sale with no forward chain on the vendor's side, this exceptional property is expected to attract significant interest. Ideally positioned close to a range of local amenities, well-regarded schools and excellent road links, the property provides spacious and versatile accommodation throughout. Internal viewing will reveal an inviting entrance hallway, comfortable living room, well-appointed dining kitchen, attractive conservatory, first-floor landing, three well-proportioned bedrooms and a family bathroom. Externally, the property truly excels. The attractively landscaped gardens wrap around the home, with the side garden featuring an artificial lawn and patio seating area, creating an ideal space for outdoor entertaining. To the rear, there is a raised decked terrace complemented by additional paved areas and further artificial lawn. A detached garage and driveway provide valuable off-road parking, while the front garden is screened from the roadside by an established hedgerow, enhancing both privacy and kerb appeal. A fantastic opportunity to acquire a ready-to-move-into family home in a sought-after location.

Entrance Hallway

Tastefully decorated and having composite entry door to the front elevation, along with a further double glazed window to the side. Central heating radiator. Staircase to the first floor accommodation.

Living Room

14' 1" x 10' 11" (4.28m x 3.33m)
 Neutrally decorated and having coving to the ceiling and dado rail to the walls. Central heating radiator. Electric fire with fire surround. uPVC double glazed window to the front elevation.

Kitchen

10' 8" x 17' 3" (3.26m x 5.25m)
 This lovely modern dining kitchen offers an excellent array of fitted gloss finish wall and base units along with contrasting roll edged work surfacing with inset sink and drainer. Integrated oven and four ring gas hob with chimney extractor over and a glass mounted wall splashback guard. Splashback tiling. Plumbing for both a washing machine and dishwasher. Central heating radiator. uPVC double glazed window and patio door to the rear elevation providing access to the conservatory.

Conservatory

12' 5" x 8' 0" (3.78m x 2.45m)
 A well proportioned uPVC double glazed conservatory creating even further pleasant living space and having French doors out to the garden.

First Floor Landing

With coving and loft access to the ceiling. uPVC double glazed window to the side.

Bedroom One

15' 0" x 9' 6" (4.57m x 2.89m)

Having fitted wardrobes along one wall and offering double glazed window to the front elevation. Central heating radiator. Coving to the ceiling.

Bedroom Two

11' 6" x 8' 11" (3.51m x 2.71m)

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

Bedroom Three

8' 5" x 7' 5" (2.57m x 2.26m)

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

Bathroom

5' 4" x 8' 0" (1.63m x 2.44m)

A modern and stylish bathroom with two uPVC double glazed windows to the rear elevation. The bathroom is fitted with a close coupled w.c, pedestal wash hand basin and a P-shaped bath with shower and screen over. Central heating towel radiator. Tiling to the walls.

Outside

One of the key selling features to this property has to be that of its gardens. To the front a high hedgerow screens the front from the road and offers a blank canvas for the new buyer. To the side and rear, landscaped gardens create a perfect place to sit and relax and enjoy alfresco dining. The side and rear gardens have artificial lawn, patio areas and raised decked area. The gardens enjoy the majority of the day and evening sun. Gated driveway and detached garage 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.





Total floor area 96.9 m² (1,043 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

