



Louth Road, Grimsby, DN33 2LG

**FOR SALE - £140,000**

**CanTERS**

Chartered Surveyors



An opportunity to acquire this traditional bay fronted Three Bedroom Semi-Detached House found within this much sought after and highly regarded residential area. The property requires an extensive scheme of repair, renewal and updating however offers a superb opportunity to a variety of purchasers wishing to create a home to their own specification.

The property benefits from a westerly facing rear garden with the accommodation briefly comprising; Hallway, Living Room, Dining Room, Kitchen to the ground floor and Three Bedrooms and a Family Bathroom to the first floor. There are front and rear gardens together with a driveway and garage.

Entrance Hall	With timber entrance door, cloakroom off with WC and wash hand basin and an understairs cupboard.
Living Room	3.88m x 3.18m With walk in bay window to the front aspect, coving to the ceiling and a stone fireplace.
Dining Room	4.56m x 3.29m With coving to the ceiling and two timber doors providing access to the rear garden.
Kitchen	4.05m x 2.27 With dual aspect windows and fitted wall cupboards and base units with contrasting worktop incorporating a single drainer stainless steel sink unit. Space for an oven and washing machine.
Landing	With loft access
Bedroom 1	3.65m x 3.26m excluding wardrobes. With window overlooking the rear garden and a range of fitted wardrobes.
Bedroom 2	3.76m x 3.20m With window overlooking the front garden.
Bedroom 3	2.45m x 2.44m With window to rear aspect.
Bathroom	With suite comprising; panelled bath with shower over, wash hand basin and low flush WC. Tiling to the walls and a window to the side aspect.
Outside	The property stands back behind a mature hedge with predominantly lawned gardens to front and rear containing a variety of established plants and shrubs. There is a driveway to the side of the house and a detached garage to the rear and a garden shed.
Tenure	We are verbally advised that the property is of freehold tenure, and we are awaiting formal confirmation from the vendor's solicitor.
Council Tax Band:	'B' NB: This can be reviewed by the Local Authority.
EPC Rating:	'F'

**FURTHER INFORMATION AND TO VIEW:**

Viewing by appointment only. Contact James Chisholm – james@canters.co.uk – 01472 356143.

**DISCLAIMER:** This floor plan is for illustrative purposes only and not to scale; it should not be relied upon for accuracy. The image remains the intellectual property of Canters and should not be reproduced without consent.

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Grimsby 12 Town Hall Street, DN31 1HN

Property Inspected: 17/10/2025

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## ADDITIONAL PHOTOS & PLANS



Living Room



Dining Room



Kitchen



Bedroom 1



Bedroom 2



Bathroom

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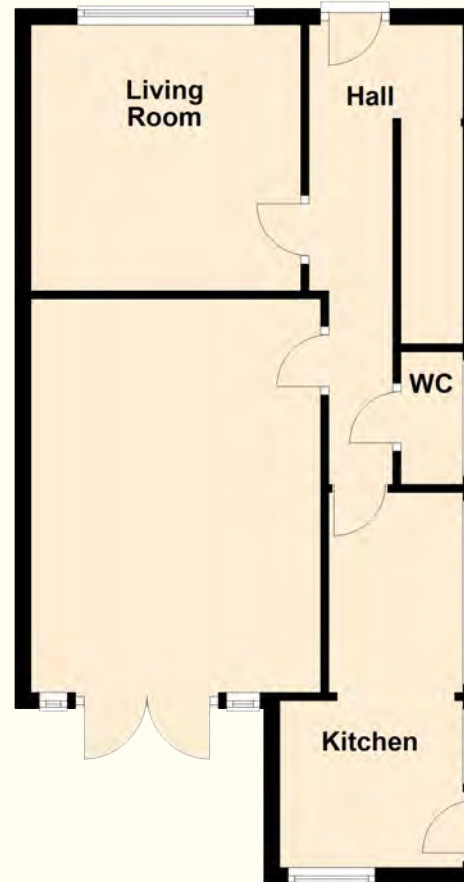


Rear Garden

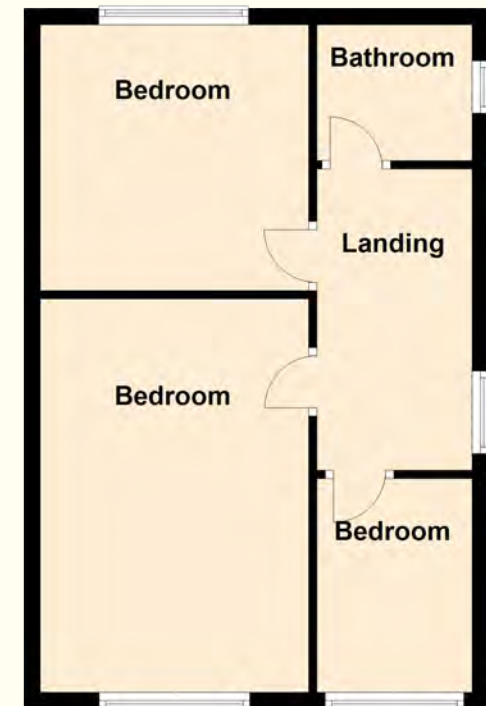


Rear Elevation

Ground Floor



First Floor



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