



# CROFTS ESTATE AGENTS

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Portland Place

Grimsby  
DN32 0AB

Offers in the Region Of £175,000

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### Property Introduction

"Dream Home Alert!" We're thrilled to present this stunning three-bedroom semi-detached house, perfectly nestled in a peaceful cul-de-sac. Ideal for young families or couples, this property offers a fantastic blend of comfort, style, and convenience. The spacious entrance hall sets the tone for this beautifully laid-out home, featuring a lounge with a stunning bay window, perfect for relaxing and soaking up natural light. The open-plan kitchen/dining room is a hub for family gatherings, with French doors leading to the rear garden. A utility room and ground floor cloakroom add practicality, while the first floor boasts two large double bedrooms, a single bedroom, and a bathroom. Outside, the neat lawn frontage and concrete driveway provide ample parking, while the good-sized rear garden is a haven for outdoor enthusiasts, featuring two separate patio areas and generous lawns. Located near excellent local public and private schools, magnificent parks, and with easy access to Grimsby town centre and Cleethorpes amenities, this property ticks all the boxes. Don't miss out! Contact us to arrange a viewing today <sup>1 2 3</sup>. Would you like to know more about the local area or arrange a viewing? What's your preferred viewing time?

### Entrance Porch

1' 10" x 6' 2" (0.57m x 1.89m)

A uPVC entrance porch is ideal for welcoming visitors or kicking off shoes and has uPVC door and windows with a tiled floor.

### Entrance Hall

14' 4" x 5' 10" (4.37m x 1.78m)

With striped carpet to all areas, radiator with cover, neutral decor, pendant light, under stairs storage with uPVC window to the side.

### Lounge

12' 11" x 10' 5" (3.94m x 3.17m)

Spacious lounge with bay window to the front, neutral decor, dark grey carpet, white fire surround with gas fire, pendant light and radiator.

### Dining room

14' 2" x 10' 3" (4.31m x 3.13m)

Open plan to the kitchen this room has space for large dining table and chairs with glazed French doors from the lounge and further uPVC French doors to the garden with three windows around them to let in more light. The room has green decor, grey tiled flooring, open recessed tiled fireplace with log burner. There is built in storage, pendant light and two radiators.

### Kitchen

8' 7" x 8' 11" (2.61m x 2.73m)

The kitchen has a generous range of cream wall and base units to all sides with grey work top over. There is an integral electric hob with aluminium extractor over, microwave and electric oven grill with space for low level fridge and freezer and dishwasher. There is uPVC window to the side with blind, grey tiled flooring, sink drainer and pendant light.

**Utility room**

4' 5" x 3' 6" (1.35m x 1.07m)

There is space in this small room for washing machine and dryer when stacked, the room has grey decor, grey tiled floor and ceiling light.

**Cloakroom**

4' 6" x 2' 7" (1.36m x 0.80m)

A useful cloakroom to the ground floor WC has WC, uPVC frosted window to the side, grey tiled floor, wood panelled walls and white decor over than.

**Stairs and landing**

Both areas have striped carpet and neutral decor, there is pendant light, loft access and uPVC window to the side.

**Bedroom One**

12' 0" x 9' 10" (3.67m x 3.00m)

A large double bedroom with sliding wardrobes to one side with mirrored doors. The room has neutral decor, painted white floor boards to the floor, uPVC window, pendant lights and radiator.

**Bedroom Two**

10' 11" x 10' 6" (3.32m x 3.21m)

A second large double with uPVC winds to the rear, built in wardrobes and sliding wardrobes with mirrored doors, grey carpet white decor with grey feature wall, pendant light and radiator.

**Bedroom Three**

6' 10" x 5' 10" (2.09m x 1.78m)

A small third bedroom takes a single bed and storage units, there is a uPVC window to the front, white painted floor boards, grey decor, pendant light and radiator.

**Family Bathroom**

6' 10" x 5' 10" (2.09m x 1.79m)

The bathroom has fixed bath with with clawfoot feet, vanity circular sink, frosted uPVC window to the rear with blinds, tiled splash backs, ceiling light, radiator, grey decor.

**Rear garden**

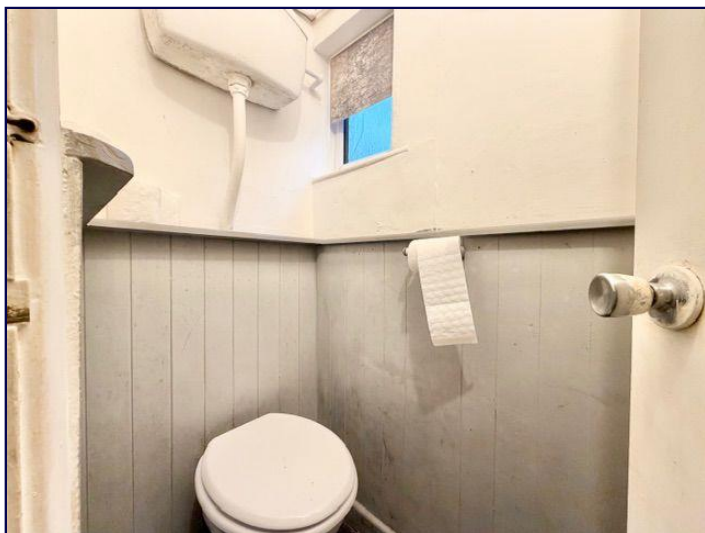
A good sized rear garden with two separate patio areas, lawn garden with soil borders with concrete hardstanding and path to the front to the side to timber gated passage.

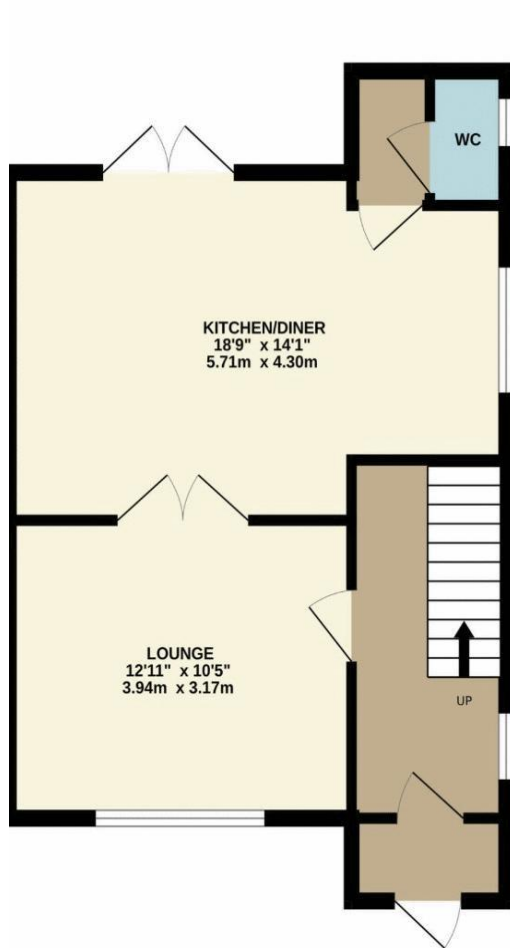
**Front garden and parking**

A neat frontage has concrete driveway for one car, lawn, wall and railings to the front with iron gates to the driveway. Concrete path to the side gate with mature foliage and timber fence to the neighbours.

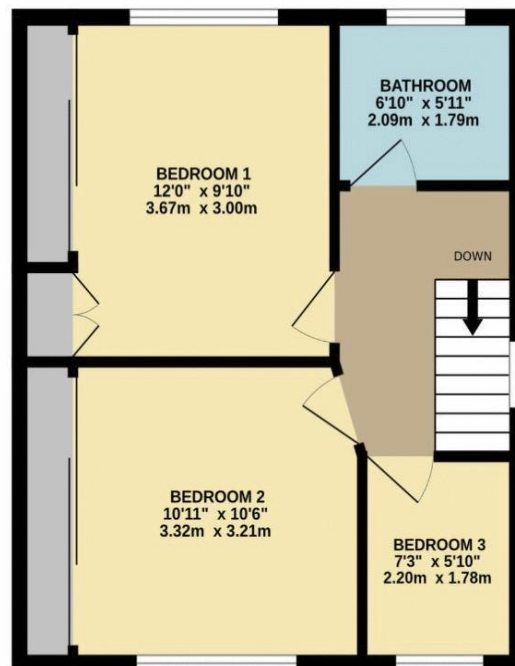
**Tenure**

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.





1ST FLOOR  
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA : 882 sq.ft. (82.0 sq.m.) 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		