



# CROFTS ESTATE AGENTS

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



333 Grimsby Road  
Cleethorpes  
DN35 7ES

Offers in the Region Of £192,000

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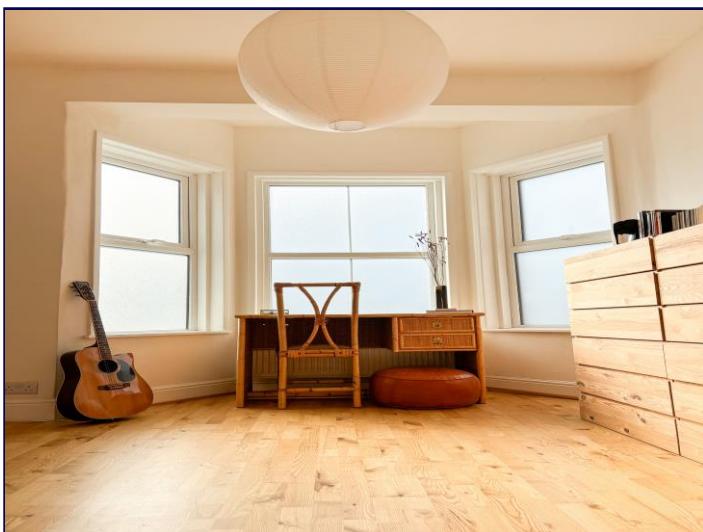
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## Property Description

Crofts Estate Agents are delighted to present to the market this stylish and beautifully presented three-bedroom mid-terrace property, ideally situated in an established residential area just a short distance from Cleethorpes beachfront. This spacious home benefits from gas central heating and uPVC double glazing throughout. The ground floor comprises an inviting entrance porch, hallway, a well-proportioned lounge, dining room, and a modern kitchen/breakfast room with an adjoining utility area and cloakroom. Upstairs, the first-floor landing leads to three generously sized double bedrooms and a spacious family bathroom. Externally, the property boasts a low-maintenance front garden and a good-sized rear garden, with the added bonus of a large garage/workshop at the rear, accessible via a rear alleyway. This is a fantastic opportunity to acquire a ready-to-move-into home in a desirable location. Early viewing is highly recommended.

### Entrance Porch

2' 10" x 6' 5" (0.862m x 1.958m)

uPVC double glazed French doors to the front elevation. Tiled flooring.

### Hallway

Decorative glazed inner door with two adjoining glazed panels. Attractive and quality wood flooring which runs throughout the majority of the property. Picture rail and dado rail to the walls. Central heating radiator. Staircase to the first floor.

### Dining Room

12' 0" plus bay x 14' 2" (3.651m x 4.311m)

uPVC double glazed bay window to the front elevation. Neutrally decorated and having coving to the ceiling and attractive deep skirtings. Wooden flooring as mentioned. Central heating radiator. Opening to the sitting room.

### Sitting Room

13' 2" x 11' 3" (4.009m x 3.437m)

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

### Kitchen/Breakfast Room

23' 11" max point x 11' 9" (7.3m x 3.582m)

Firstly you find a breakfast area with fitted seating which also provides useful storage beneath the seats. The kitchen itself offers a range of fitted units with a walnut effect finish to some with contrasting work surfacing with inset one and half sink and drainer. Space to accommodate a fridge freezer, range oven and offering plumbing for a dishwasher. uPVC double glazed windows to the

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side elevation. Entry door out to the garden. Two central heating radiators.

#### **Utility room**

9' 10" x 6' 0" (2.999m x 1.83m)

uPVC double glazed window to the rear. Ample storage space and having plumbing for a washing machine.

#### **Cloakroom**

4' 9" x 2' 9" (1.446m x 0.829m)

uPVC double glazed window to the side elevation. Fitted with a w.c.d.

#### **First Floor Landing**

Loft access to the ceiling.

#### **Bedroom One**

15' 5" into bay x 11' 3" (4.688m x 3.429m)

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

#### **Bedroom Two**

13' 2" x 11' 4" (4.011m x 3.450m)

Another good sized double bedroom with uPVC double glazed window to the rear elevation. Fitted wardrobes/storage and drawer units. Central heating radiator.

#### **Bedroom Three**

8' 5" x 9' 3" (2.556m x 2.822m)

The third and final bedroom can again accommodate a double bed and has a uPVC double glazed window to the front elevation. Central heating radiator.

#### **Bathroom**

8' 11" x 9' 4" (2.730m x 2.857m)

A lovely modern and spacious bathroom equipped with a panelled bath with electric shower and folding screen over. Large feature wash hand basin and fitted w.c. Fitted storage units. Central heating towel radiator. Storage unit housing the gas boiler.

#### **Outside**

The property offers gardens to the front and rear elevations with the rear being of a good size ideal for the family market. Offering an expanse of lawn and patio areas complemented with shrubs and trees. To the rear of the garden there is a large detached

garage workshop which is one of the selling features to this stunning home.

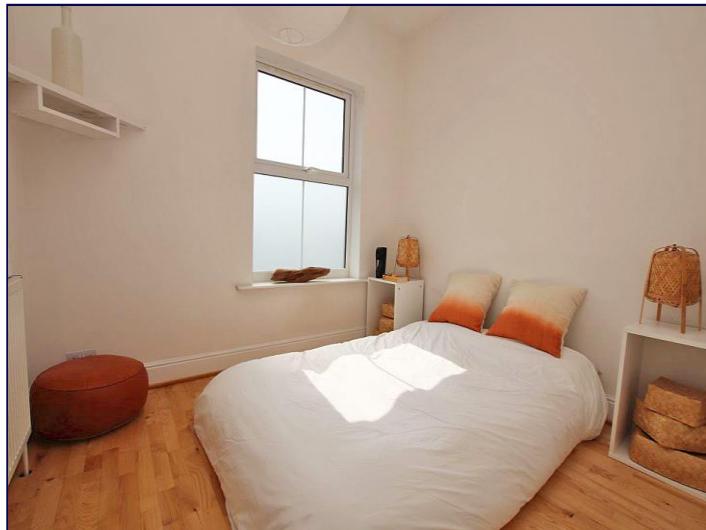
#### **Garage**

20' 1" x 21' 8" (6.121m x 6.603m)

A spacious double garage/workshop with internal light and power. To the front there is a sliding door and twin opening doors and to the rear there is a large up and over door along with a personal door leading to the alleyway behind. This is an ideal space for the hobbyist, or mechanic/tradesperson creating more than ample room to meet most buyers needs.

#### **Note**

Please note some photos on this listing have been taken by the seller.



## 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 and 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](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 the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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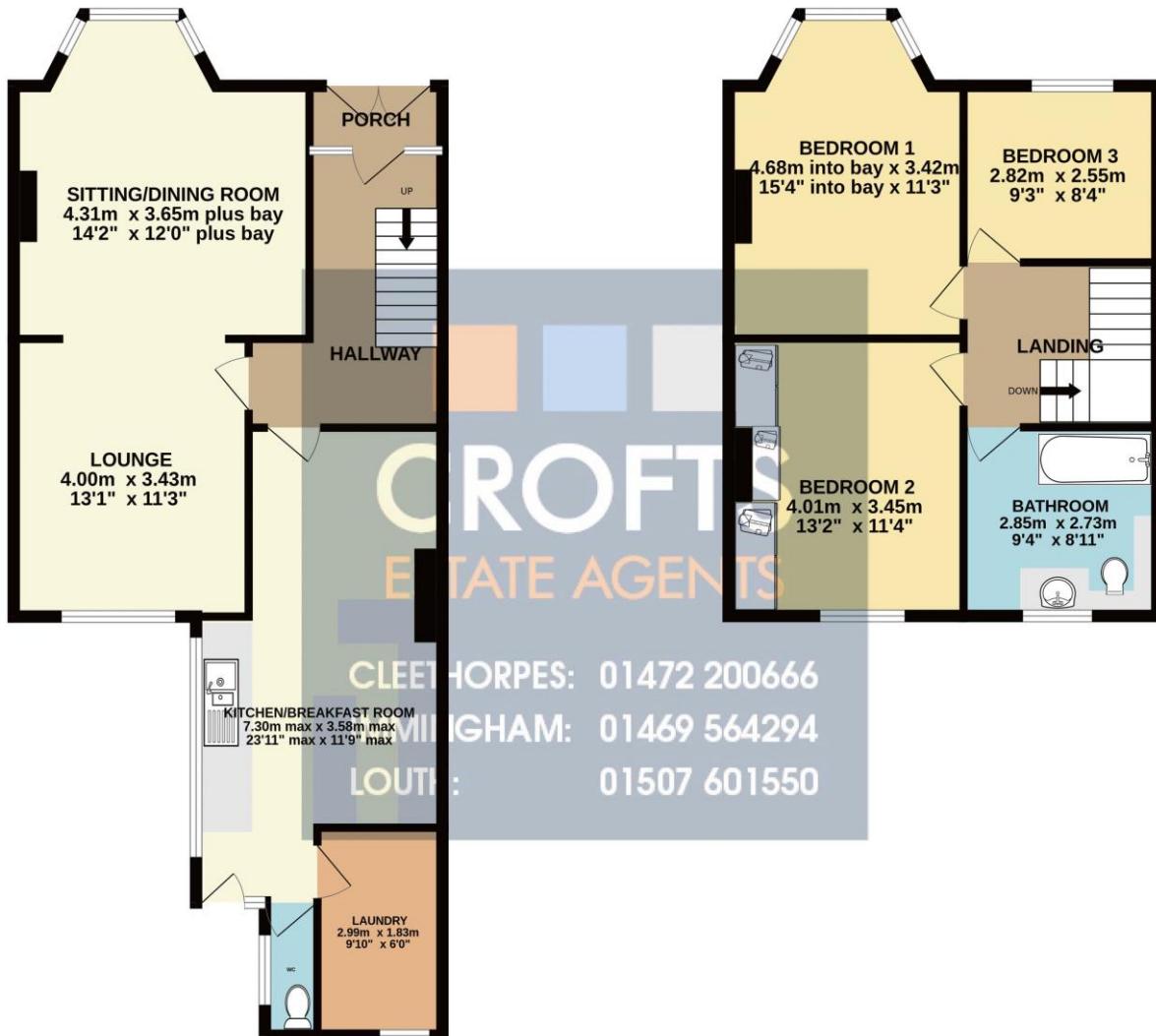
**OPEN 7 DAYS A WEEK**

Monday to Friday  
Saturday  
Sunday

9am to 5.30pm (Tuesday opening 9.30am)  
9am to 3.00pm  
11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR  
68.8 sq.m. (741 sq.ft.) approx.

1ST FLOOR  
49.2 sq.m. (530 sq.ft.) approx.



TOTAL FLOOR AREA : 118.0 sq.m. (1270 sq.ft.) approx.  
Whilst every attempt has been made to ensure the accuracy of the measurements 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.  
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