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Welholme Avenue

Grimsby
DN32 0HP

Offers in the Region Of £118,500

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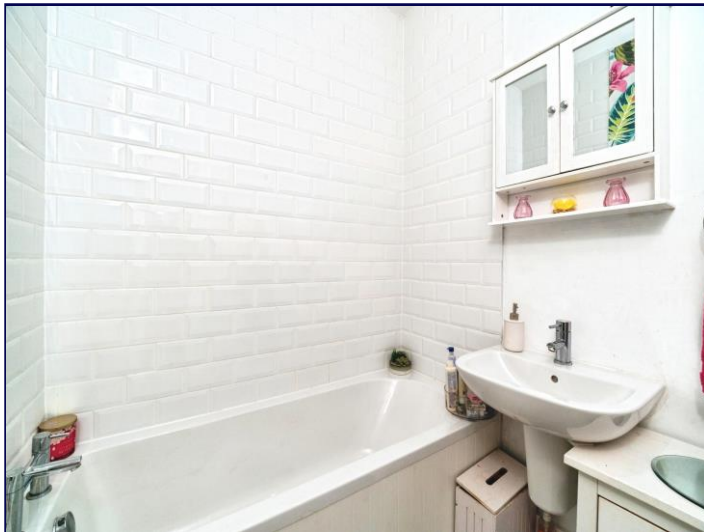
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Property Introduction

Modern Two-Bedroom Terraced Bungalow | Gated Development | Private Garden | Resident Parking | No Forward Chain Beautifully presented throughout to a high standard, this modern two-bedroom terraced bungalow offers stylish, low-maintenance living within an attractive gated development, conveniently positioned within easy reach of the town centre and a wide range of local amenities. Ideal for those looking to downsize, purchase their first home or enjoy a convenient low-maintenance lifestyle, the property combines contemporary accommodation with a private outdoor space and resident parking. On entering, you are greeted by a bright and welcoming open-plan living area, creating a modern and sociable space for both relaxing and entertaining. The living room flows seamlessly into the contemporary fitted kitchen, providing a practical and attractive heart to the home. The property offers two well-proportioned bedrooms, providing excellent flexibility for a couple, small family, guest accommodation or a home office. A modern bathroom completes the internal accommodation. Externally, the property benefits from a private low maintenance garden and patio area, providing a pleasant outdoor space for relaxing, entertaining or enjoying the warmer months. Resident parking further enhances the property's practicality. Set within a desirable gated development in a convenient location, the property is ideally placed for access to the town centre, local shops, amenities and everyday facilities. Offered for sale with NO FORWARD CHAIN, this is an excellent opportunity to acquire a modern and easily maintained bungalow in a highly convenient

setting. Early viewing is highly recommended to fully appreciate the quality, presentation and lifestyle

Living Room / Kitchen

23' 7" x 15' 8" (7.20m x 4.77m)

This stylish open-plan kitchen-diner offers a bright and welcoming space that flows seamlessly into the living area. Cream shaker-style cabinets with sleek silver handles are paired with warm oak-effect worktops and a crisp white metro-tiled splashback, creating a clean yet inviting look. A stainless-steel extractor hood sits above the induction hob, with a built-in oven below and practical appliances arranged neatly along the counters. Integrated appliances include washer, dryer, fridge/freezer and dishwasher. Soft mauve walls add a touch of colour above the tiling, while continuous wood-effect flooring runs throughout, enhancing the sense of space. At one end, a bold botanical wallpaper introduces character and enjoys space for a dining table and chairs and also further space for the main living area making this the perfect setting for both everyday meals and entertaining. The living area has a uPVC double glazed window and composite entry door to the front elevation. Central heating radiator. Media wall.

Inner Hallway

22' 7" x 8' 6" (6.89m x 2.58m)

Attractively decorated with bold decor and panelling to the walls, coving to the ceiling, central heating radiator and rear entrance door.

Bedroom 1

8' 4" x 11' 2" (2.53m x 3.41m)

The main bedroom has a double glazed window to the rear elevation and is tastefully decorated and enjoys coving to the ceiling. Fitted wardrobes and overhead storage cupboards. Central heating radiator.

Bedroom 2

8' 4" x 11' 2" (2.53m x 3.40m)

Again beautifully presented and currently used as a wardrobe area for the current vendor but can accommodate a double bed. Central heating radiator.

Bathroom

12' 0" x 5' 7" (3.67m x 1.71m)

A stylish and contemporary bathroom featuring crisp white metro tiling throughout, complemented by a bold feature wall in vibrant tropical floral wallpaper. The white suite comprises a panelled bath with chrome mixer taps, a pedestal wash hand basin with mixer tap, and a close-coupled WC. A modern chrome heated towel rail is fitted, along with a wall-mounted mirrored cabinet providing useful storage. A separate walk-in shower enclosure is fitted with a rainfall shower head, additional handheld shower and chrome controls, set against the same white metro tiling. The overall effect is bright, clean and modern, with the striking wallpaper adding a lively decorative accent.

Outside

A well-presented and low-maintenance rear garden, ideal for outdoor living and entertaining. The space features a private, fully enclosed garden with a substantial area of artificial lawn, complemented by a brick-paved patio. The patio is currently arranged with rattan-style outdoor seating and a matching coffee table, creating an inviting seating area. The garden is bounded by high wooden fencing for privacy and is accessed directly from the property via French doors, making it a seamless extension of the living space.

Communal Gardens

Attractive and well-maintained communal gardens providing a generous outdoor space for residents. The gardens feature expansive, well-kept lawns bordered by mature trees and planting, including a fine weeping willow that offers natural shade. Several paved patio areas are set within the lawns, ideal for outdoor seating and entertaining, with rattan-style garden furniture

currently in place. The gardens are enclosed by a combination of brick walls and wooden fencing, creating a private yet open feel, with views towards neighbouring properties. Overall, the communal grounds offer a pleasant, leafy setting perfect for relaxation and outdoor living.

Tenure

Believed to be Leasehold, 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

Mortgage Services

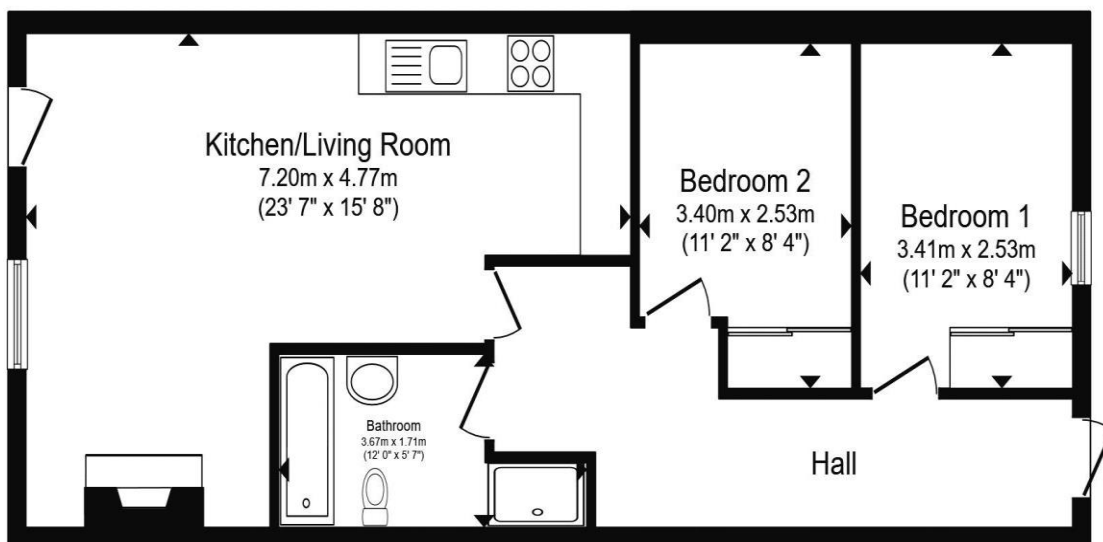
Our Mortgage Services Consultants can help you explore your mortgage and protection options by providing clear guidance on the home-buying process, including the costs involved and advice on how much you can afford to borrow. They can also help you find the right mortgage by comparing thousands of deals from a panel of high street and specialist lenders.

Any fees payable will be explained in your initial no-obligation appointment, before you choose whether to use our Mortgage Services.

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.





Total floor area 60.1 m² (647 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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		