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



Winthorpe Road

Grimsby
DN33 1LL

Offers in the Region Of £122,000

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Property Introduction

Crofts Estate Agents are delighted to present to the market this beautifully presented three-bedroom semi-detached home, offered for sale with no forward chain on the vendor's side. Combining spacious accommodation, a generous family-friendly garden and off-road parking, this superb property is an ideal choice for first-time buyers, young families or those looking to take the next step up the property ladder. Well maintained throughout and ready for its next owners to move straight into, the property benefits from gas central heating and double glazing, with accommodation comprising a welcoming entrance hallway, a bright and spacious open-plan living and dining room, fitted kitchen, rear lobby, convenient cloakroom and separate laundry room. To the first floor are three well-proportioned bedrooms and a family bathroom. Outside, the property continues to impress with front and rear gardens, the front offering off-road parking, while the generous rear garden provides an excellent space for children to play, outdoor entertaining or keen gardeners. A useful adjoining workshop/store adds further practicality and valuable storage. Properties offering this combination of presentation, space, potential and a chain-free purchase are always in strong demand. Early viewing is highly recommended to fully appreciate everything this fantastic home has to offer.

Entrance Hallway

uPVC double glazed entry door to the front elevation. Central heating radiator. Staircase to the first floor with storage beneath.

Living/Dining Room

12' 4" x 20' 4" (3.75m x 6.19m)

Offering uPVC double glazed windows to the front and rear elevations. Central heating radiator. Living flame gas fire with surround. Ample space to accommodate both living and dining areas.

Kitchen

10' 1" x 14' 5" (3.08m x 4.39m)

The kitchen offers a good complement of modern fitted wall and base units with contrasting work surfacing with inset stainless steel sink and drainer. Plumbing and space for a washing machine or dishwasher, gas cooker point and wall mounted gas boiler. uPVC double glazed windows to the rear and side elevations. Central heating radiator.

Rear Lobby

uPVC double glazed entry doors to the front and side elevations. Doors to the laundry room and w.c.

WC

2' 7" x 5' 9" (0.80m x 1.75m)

Equipped with a w.c.

Laundry Room

2' 9" x 5' 9" (0.84m x 1.74m)

Venting and space for a tumble dryer.

First Floor Landing

Access to the bedrooms and bathroom. uPVC double glazed window to the side.

Bedroom 1

10' 10" x 11' 7" (3.29m x 3.52m)

uPVC double glazed window to the rear. Central heating radiator. Built in wardrobe.

Bedroom 2

11' 7" x 8' 11" (3.53m x 2.71m)

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

Bedroom 3

10' 3" x 11' 5" (3.13m x 3.47m)

uPVC double glazed windows to the rear and side elevations. Built in cupboard.

Bathroom

6' 8" x 5' 8" (2.03m x 1.72m)

uPVC double glazed window to the front elevation. The bathroom is equipped with a panelled bath with shower attachment, pedestal wash hand basin and a close coupled w.c. Central heating radiator. Loft access.

Outside

Front Garden The property benefits from a practical and low-maintenance frontage with excellent kerb appeal. Set back from the pavement, a paved driveway provides off-street parking for multiple vehicles and leads directly to the front entrance. Timber picket fencing to both sides defines the boundary and adds charm, while the concrete and gravelled forecourt ensures a tidy, fuss-free approach. This frontage is ideal for buyers seeking convenience and minimal upkeep. **Rear Garden** To the rear lies a generously sized, fully enclosed garden that offers real versatility for outdoor living. The space is predominantly laid to patio with large paving slabs, creating the perfect setting for garden furniture, outdoor dining and entertaining. A gravelled feature bed adds texture and interest, while a pond forms an attractive focal point for keen gardeners. A useful brick-built outbuilding with a white timber door sits to one side, offering potential for storage, a workshop, or further development subject to the usual consents. Mature timber fencing and established shrubs provide privacy, and the garden benefits from a south-west aspect that captures sun throughout the afternoon and into the evening. With side access via the passage at the front and direct access from the rear of the house, the garden presents a blank canvas that is easily maintained as-is or landscaped to suit a buyer's individual taste.



Workshop

8' 4" x 9' 1" (2.53m x 2.78m)

Ideal for storage or potential to convert into the main living accommodation subject to building regulations and permissions.

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 A: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

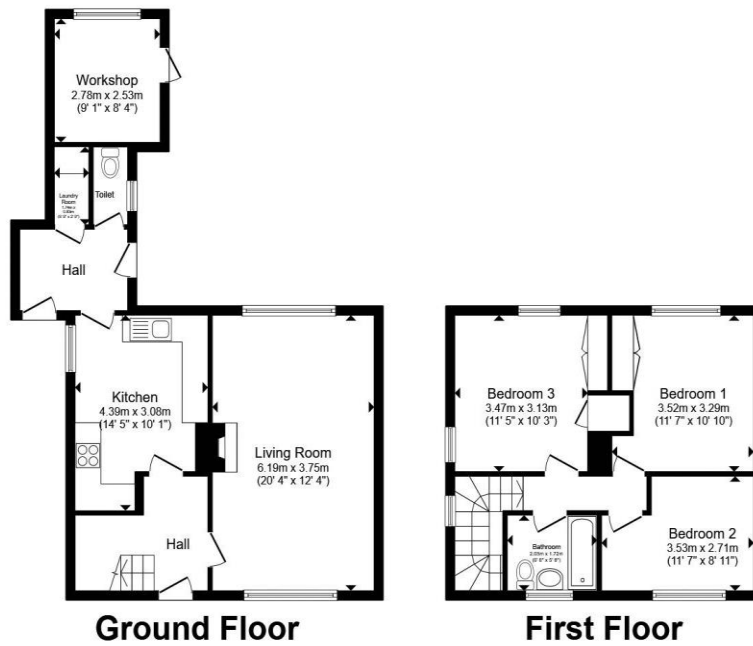
Free Valuations

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

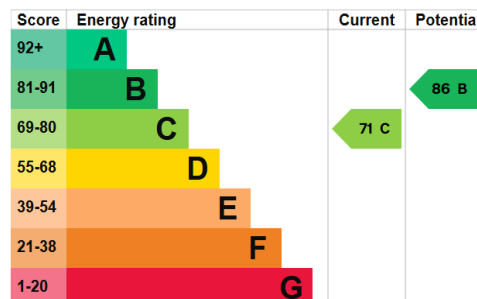
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.





Total floor area 100.6 m² (1,083 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



The graph shows this property's current and potential energy rating.