



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

CLEETHORPES
01472 200666

IMMINGHAM
01469 564294

LOUTH
01507 601550

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



3 Gauntlet Road
Grimoldby
LN11 8UH

Offers in the Region Of £170,000

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham :

Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk



Property Description

Offered for sale with no forward chain, this semi-detached property on Gauntlet Road in Grimoldby, presents an excellent opportunity for first-time buyers, investors, or those looking for a home ready to personalise. The property provides a clean and functional living space with plenty of potential to enhance further, and has recently benefited from a new kitchen, bathroom, décor and floor coverings. The ground floor accommodation comprises a welcoming lounge, a separate dining room ideal for family meals or entertaining, and a modern kitchen. To the first floor are three well-proportioned bedrooms along with a family bathroom, making it a practical layout for growing families. Externally, the property benefits from gardens to both the front and rear, predominantly laid to lawn, offering a blank canvas for landscaping or outdoor living. A dropped kerb to the front provides convenient potential for off-road parking. With its combination of space, recent improvements, and further potential, this property is a fantastic opportunity in a popular residential location. Early viewing is highly recommended to fully appreciate what is on offer.

Entrance Hall

Entering the property reveals a radiator and a carpeted floor.

Lounge

12' 9" x 13' 0" (3.89m x 3.95m)

The lounge has a window to the rear elevation, a radiator and a carpeted floor.

Dining Room

10' 7" x 10' 3" (3.22m x 3.12m)

The dining room has a window to the rear elevation, a radiator and a carpeted floor.

Kitchen

9' 5" x 10' 2" (2.88m x 3.11m)

The kitchen has a window to the front elevation, vinyl flooring and a modern fitted kitchen with a sink and drainer, washing machine and cooker with an extractor over. There is also a door to the side leading into the outbuilding which spans the length of the property with a door to both sides.

First Floor Landing

With a window to the front elevation, access to the loft and a carpeted floor.

Bedroom One

10' 7" x 12' 10" (3.23m x 3.92m)

Bedroom one has a window to the rear elevation, a radiator and a carpeted floor.

Bedroom

Two

10' 7" x 10' 3" (3.22m x 3.12m)

Bedroom two has a window to the rear elevation, a radiator and a carpeted floor.

Bedroom Three

8' 2" x 8' 5" (2.48m x 2.57m)

Bedroom three has a window to the front elevation, a radiator and a carpeted floor. There is also a built in cupboard.

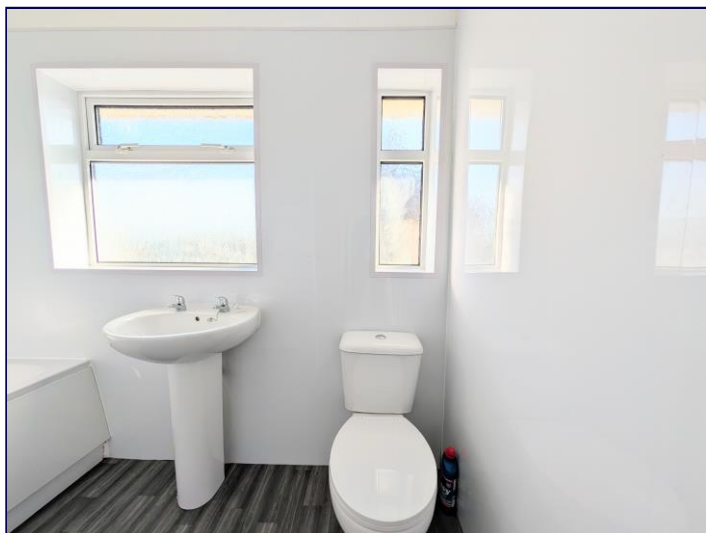
Bathroom

8' 2" x 5' 6" (2.49m x 1.67m)

The bathroom has an opaque window to the side elevation, vinyl flooring and a white suite with a WC, basin and a bath.

Outside

With a lawn to the front with a dropped curb already in place, ideal for off road parking or even creating a driveway with part of the lawn. There is also path to the front door. The rear garden has a further lawn with patio area ideal for alfresco dining, all enclosed by perimeter hedges.



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 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

Tenure

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

Services

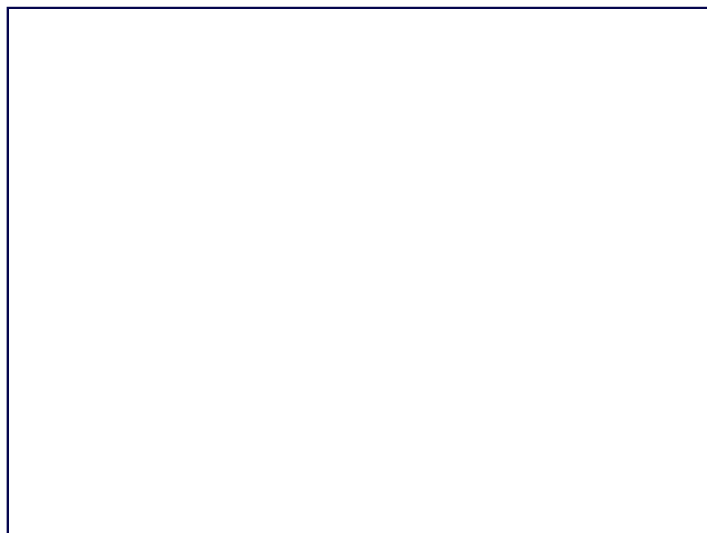


photographic inventories and regular property inspections to name just a few of our services.

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

STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



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
55.3 sq.m. (595 sq.ft.) approx.

1ST FLOOR
40.2 sq.m. (433 sq.ft.) approx.



TOTAL FLOOR AREA : 95.5 sq.m. (1028 sq.ft.) 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.

Made with Metropix ©2026