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



Lichfield Road

Grimsby
DN32 8JY

Offers in the Region Of
£175,000

Crofts Estate Agents are thrilled to present this attractive three-bedroom semi-detached home, perfectly positioned in the highly sought-after area of Old Clew. Immaculately presented throughout, this stylish and spacious property is truly move-in ready—ideal for first-time buyers, growing families, or savvy investors alike. Step inside to discover a welcoming entrance hall, a charming bay-fronted lounge brimming with natural light, a versatile second reception room perfect for dining or family living, and a well-appointed modern kitchen. Upstairs, the home boasts three bedrooms and a sleek modern bathroom. Outside, the property continues to impress with a generous rear garden featuring a lawn and raised decking—ideal for summer BBQs and entertaining. The front garden offers scope for off-road parking (subject to permissions), adding even more value and convenience. With gas central heating, uPVC double glazing, and a location that blends quiet residential charm with excellent access to local amenities, this home ticks every box. Early viewing is highly recommended—homes of this calibre in Old Clew don't stay on the market for long!

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Entrance Hallway

13' 9" x 6' 1" (4.197m x 1.849m)

Attractive bevel double glazed entry door with adjoining and overhead glazed panels. Staircase leading to the first floor accommodation with two storage cupboards beneath with one housing the Ideal gas boiler. Laminate flooring. Central heating radiator.

Lounge

11' 9" x 10' 0" (3.581m x 3.037m)

Attractively presented reception room featuring a charming walk-in bay window with elegant bevelled glazing to the upper sections. The ceiling is finished with decorative coving, adding a touch of character. A central heating radiator provides comfort, while the recessed chimney breast creates an ideal space for a stylish focal point or fireplace feature. Opening to the dining/living area.

Dining / Living Room

15' 4" to door x 11' 0" (4.674m x 3.346m)

Neutrally decorated and highly versatile, this welcoming space features uPVC double-glazed French doors opening out to the garden, complemented by adjoining and overhead glazed panels that allow for plenty of natural light. Finished with laminate flooring and a central heating radiator, the room is both stylish and practical.

Kitchen

14' 1" x 6' 9" minimum (4.293m x 2.061m)

This well-appointed kitchen features a comprehensive range of wall and base units, finished in a sleek, clean-cut white design. Complemented by contrasting roll-edged work surfaces, the kitchen includes an inset sink and drainer, enhanced by a stylish tiled splashback. Integrated appliances include a built-in oven and a four-ring gas hob, complete with a contemporary chimney-style extractor hood above. There is plumbing and space for a washing machine, as well as under-counter provisions for both a fridge and a freezer. Natural light fills the space through uPVC double glazed windows to the rear and side elevations, while a uPVC double glazed door provides direct access to the garden.

First Floor Landing

uPVC double glazed window to the side elevation and enjoying coving to the ceiling.

Bathroom

5' 3" x 5' 4" (1.611m x 1.628m)

A stylish and contemporary bathroom featuring a panelled bath with an overhead shower and glass screen. The suite includes a sleek vanity unit with an integrated wash hand basin and a low-level WC. Downlighting to the ceiling enhances the modern feel, complemented by a chrome-effect heated towel radiator. A uPVC double-glazed window to the front elevation allows natural light to

filter through. A recessed wall niche provides a practical and attractive shelving area for storage or display.

Bedroom One

12' 9" x 10' 10" (3.882m x 3.308m)

The first of the double bedrooms is an attractive room featuring a uPVC double glazed window to the rear, overlooking the garden. It also includes coving to the ceiling, a central heating radiator, and a fitted wardrobe.

Bedroom Two

10' 0" x 12' 0" (3.036m x 3.645m)

Stylishly decorated and having coving to the ceiling. uPVC double glazed window to the front elevation. Central heating radiator.

Bedroom Three

9' 4" x 7' 0" (2.836m x 2.140m)

The final of the three bedrooms is currently used as a dressing and wardrobe area but does create a good sized single bedroom. uPVC double glazed window to the rear elevation. Coving to the ceiling.

Front Garden

The front garden is paved to the front and has a wall with railings along the front. The front garden does provide the opportunity to potentially create off road parking subject to permissions.

Rear Garden

A well-proportioned rear garden, perfect for outdoor entertaining, featuring two separate decked patio areas, a neat lawn, and a garden store. The space enjoys a good level of privacy and benefits from a sunny aspect for most of the day.

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.

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

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.

Mortgage and Financial Advice

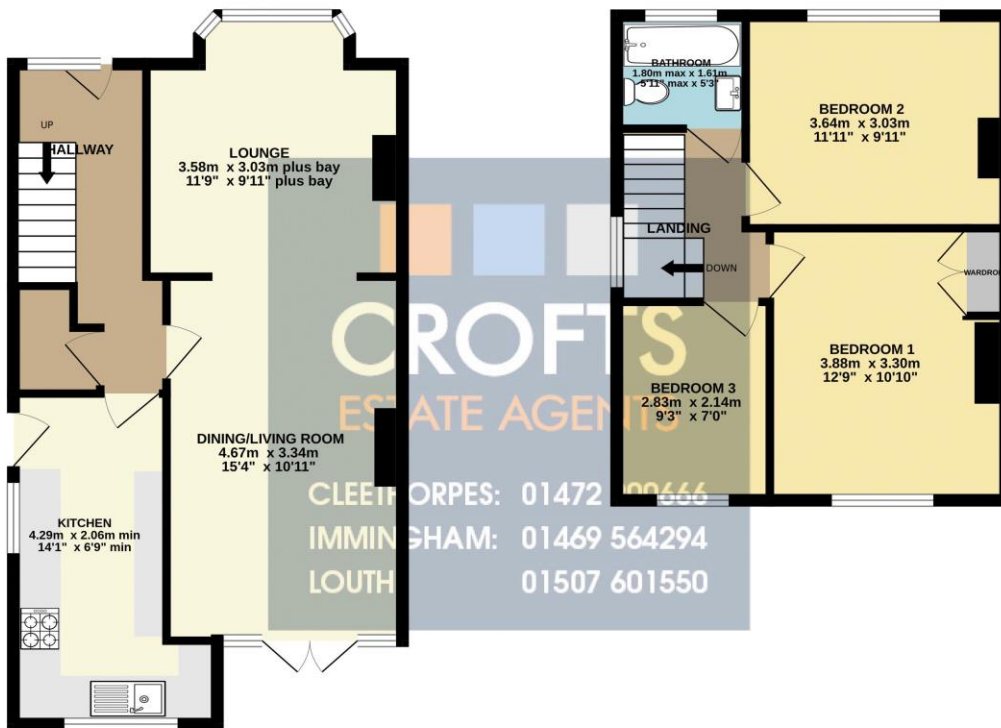
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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GROUND FLOOR
48.8 sq.m. (526 sq.ft.) approx.

1ST FLOOR
36.9 sq.m. (397 sq.ft.) approx.



TOTAL FLOOR AREA: 85.7 sq.m. (923 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.
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 81 B |
| 69-80 | C | | |
| 55-68 | D | 55 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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