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



66 Weelsby Road
Grimsby
DN32 0PS

Offers in the Region Of £245,000

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Property Description

Offered for sale with no forward chain on the vendors side, this four bedroom traditional semi-detached family home is located within this established residential location providing good road links for around the town. Offering spacious and versatile accommodation throughout, blending character features with excellent potential for modernisation. The property benefits from a generous lounge and a bright dining/sitting room with feature fireplace and sliding patio doors opening onto the rear garden, creating an ideal space for both everyday living and entertaining and a third reception room with curved bay. The kitchen provides a practical range of fitted units along with a laundry room to the rear, while a ground floor shower room adds further convenience. To the first floor are four well-proportioned bedrooms, together with a family bathroom and separate w.c. Outside, the property enjoys a mature front garden, off-road parking via a side driveway, and a good sized rear garden with established trees, shrubs, lawned areas and a detached garage. Offering excellent scope to enhance and personalise, this is a wonderful opportunity to acquire a family home in a desirable residential location.

Entrance Porch

Entry door to the front elevation and inner door through to the hallway.

Hall

17' 10" x 8' 6" (5.44m x 2.59m)

A welcoming and spacious entrance hallway providing access to the principal ground floor accommodation. Featuring a characterful timber staircase rising to the first floor with attractive wooden balustrading, fitted carpeting, radiator, and a partially glazed entrance door allowing natural light into the space. The hallway further benefits from a high ceiling, side aspect window, and useful under-stairs area, creating an impressive first impression upon entering the property.

Shower room

6' 0" x 4' 6" (1.84m x 1.36m)

Fitted with a three-piece suite comprising a low-level WC, wall-mounted wash hand basin and enclosed shower cubicle with electric shower. The room features tiled splashbacks to key areas, a frosted window providing natural light. A practical ground floor facility offering convenience for guests and everyday use.

Living room

15' 11" x 12' 5" (4.85m x 3.78m)

A superbly proportioned principal reception room, rich in character and period charm. The room features an attractive walk-in bay window with decorative leaded light upper panels, allowing an abundance of natural light, whilst a striking timber fireplace with tiled inset provides an impressive focal point. Further enhanced by high ceilings with decorative coving and ceiling rose, fitted carpeting, and radiator, this elegant living space offers excellent accommodation for both relaxing and entertaining.

Dining room

16' 5" x 12' 5" (5.00m x 3.79m)

A spacious and well-proportioned reception room enjoying an abundance of natural light through large sliding patio doors that open directly onto the rear garden. The room features attractive decorative ceiling mouldings, coving and a striking period-style fireplace forming an appealing focal point. Central heating radiator. Offering ample space for both lounge and dining furniture, this versatile room provides an ideal setting for everyday family living and entertaining, with pleasant garden views and direct outdoor access.

Sitting Room

12' 11" x 8' 6" (3.94m x 2.59m)

A bright and well-proportioned sitting room enjoying an attractive curved bay window to the front elevation, flooding the space with natural light. Offering ample room for a range of living room furniture, the accommodation benefits from fitted carpeting, a radiator, and characterful period proportions. Feature decorative fireplace. A comfortable reception room ideal for both everyday living and entertaining.

Kitchen

8' 10" x 8' 6" (2.70m x 2.59m)

Fitted with a range of wall and base units with complementary work surfaces incorporating a stainless steel sink and drainer positioned beneath a rear-facing window overlooking the garden. Space is provided for a freestanding cooker and additional white goods, with tiled splashbacks and ample storage throughout. The kitchen benefits from natural light, wood-effect flooring, wall-mounted gas boiler and convenient access to the adjoining reception accommodation, offering a practical layout for everyday cooking and household use.

Laundry room

4' 3" x 8' 6" (1.29m x 2.59m)

A useful space that can be utilised as a laundry or creates the possibility to extend the kitchen through to make a bigger kitchen area for those wishing to do so. Window to the rear elevation.

First Floor Landing

Window to the side elevation to the stairwell. Access to the bedrooms and bathroom.

Bedroom 1

16' 3" x 12' 6" (4.96m x 3.80m)

A spacious double bedroom enjoying a pleasant rear aspect with views over the garden. The room benefits from a large window providing excellent natural light, fitted wardrobe offering useful built-in storage, and an attractive feature fireplace adding character. Central heating radiator. Generously proportioned throughout, there is ample space for a range of bedroom furniture, making this a comfortable and practical principal bedroom.

Bedroom 2

13' 4" x 12' 6" (4.06m x 3.81m)

Double glazed window to the front elevation. Built in cupboard. Central heating radiator.

Bedroom 3

11' 3" x 8' 7" (3.44m x 2.62m)

Double glazed window to the rear elevation. Central heating radiator.

Bedroom 4

7' 9" x 8' 6" (2.35m x 2.59m)

Double glazed window to the front. Central heating radiator.

WC

2' 7" x 5' 4" (0.80m x 1.63m)

uPVC double glazed window to the side elevation and being fitted with a w.c.

Bathroom

10' 4" x 5' 4" (3.16m x 1.63m)

Family bathroom fitted with a white suite comprising a panelled bath with shower attachment and pedestal wash hand basin. The room is complemented by part-tiled walls, a frosted window providing natural light and privacy, and useful built-in storage cupboards offering excellent linen and toiletries storage. Wood-



effect flooring completes this practical space, which offers scope for modernisation to suit individual tastes.

Garage

14' 2" x 8' 2" (4.31m x 2.49m)

Brick built garage with adjoining store in need of repair or replacement.

Store

14' 10" x 6' 0" (4.52m x 1.83m)

Adjoining the garage and in need of repair or replacement.

Outside

Set back from the road behind established hedging and timber fencing, the property benefits from a generous front garden predominantly laid to lawn with mature shrubs and planting. A driveway to the side provides off-road parking and leads to gated access to the rear garden, enhancing both convenience and practicality. The front garden offers excellent scope for landscaping and creates an appealing approach to the home. The property enjoys a generous and mature rear garden, offering an excellent degree of privacy and a wealth of established planting. Immediately to the rear of the house is a paved patio area, ideal for outdoor seating and entertaining, with direct access from the dining/sitting room. Beyond, the garden is predominantly laid to lawn and bordered by an abundance of mature shrubs, trees and well-stocked flower beds, creating an attractive and secluded

outdoor space. A side driveway extends to the rear and leads to a detached brick-built garage, providing additional parking and storage. The garden offers tremendous potential for further landscaping while already providing a delightful setting for families and keen gardeners alike.



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 C: 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.

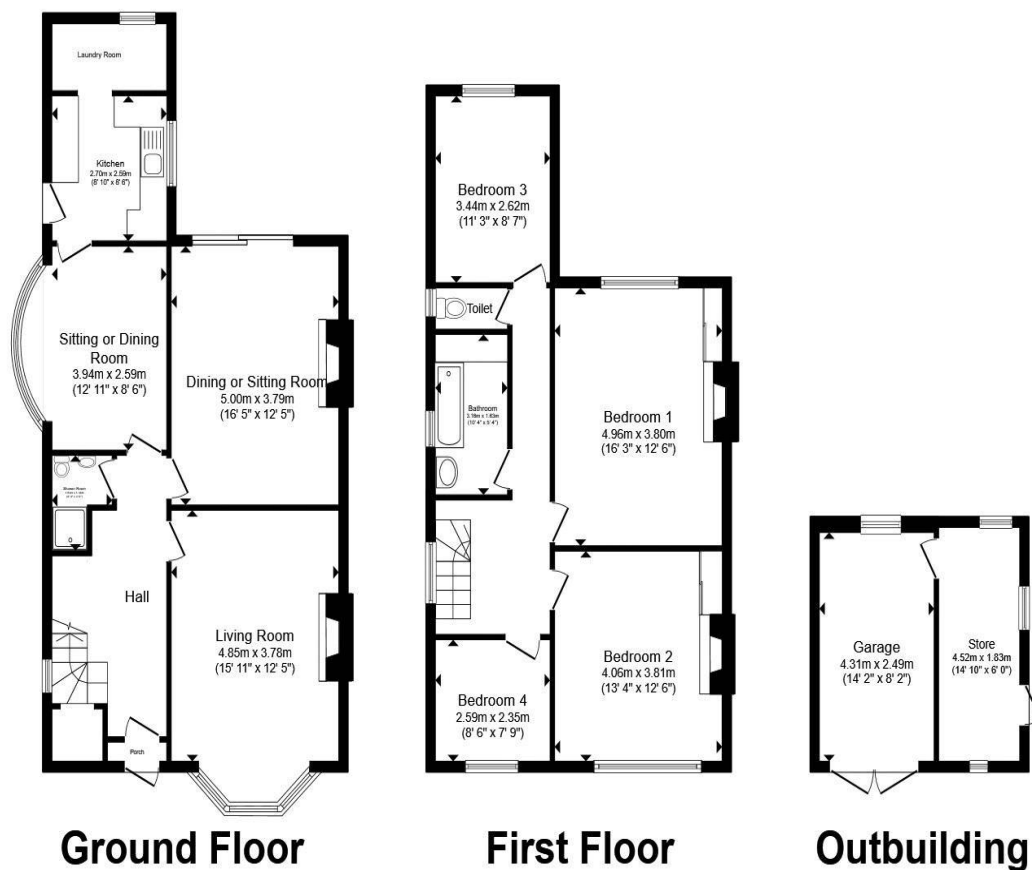
Property Management

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.



Monday to Friday
Saturday
Sunday

9am to 5.30pm (Tuesday opening 9.30am)
9am to 3.00pm
Closed



Ground Floor

First Floor

Outbuilding

Total floor area 158.6 m² (1,707 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		81 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		