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Baytree Avenue

Grimsby
DN34 4RE

Offers in the Region Of £146,000

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Property Introduction

We are delighted to present to the market this beautifully presented three-bedroom semi-detached family home, situated in a highly sought-after residential location. Offering spacious and well-maintained accommodation throughout, the property benefits from gas central heating and uPVC double glazing. The accommodation briefly comprises an inviting entrance hallway, a bright bay-fronted lounge opening seamlessly into the dining room, and a well-appointed fitted kitchen to the ground floor. To the first floor are three well-proportioned bedrooms, a modern family bathroom, and the landing. Externally, the property enjoys attractive, well-kept front and rear gardens, a driveway providing off-road parking, and a detached garage. Early viewing is strongly recommended to fully appreciate the quality of accommodation on offer, as this is sure to be a popular addition to the market.

Entrance Hallway

Offering uPVC double glazed entry door to the front elevation and a uPVC double glazed window to the side. Central heating radiator. Staircase to the first floor with storage cupboard beneath.

Living Room

13' 2" x 10' 10" (4.02m x 3.29m)

uPVC double glazed bay window to the front elevation. Coving to the ceiling. Focal point created by the fire surround which does incorporate a Living flame gas fire (Vendor informs us that the fire

is disconnected). Central heating radiator. Opening through to the dining room.

Dining Room

10' 4" x 12' 4" (3.15m x 3.75m)

Pleasantly presented and with fire surround incorporating a living flame gas fire (vendor informs us that the fire is disconnected). Coving to the ceiling. Central heating radiator. uPVC double glazed French doors to the rear.

Kitchen

6' 4" x 12' 9" (1.94m x 3.89m)

A well-presented contemporary galley-style kitchen fitted with a comprehensive range of shaker-style wall and base units complemented by solid wood-effect worktops and a tiled splashback. The kitchen is equipped with an integrated electric oven, ceramic hob with stainless steel extractor hood over, and provides space and plumbing for additional appliances including a washing machine. A stainless steel sink with mixer tap is positioned beneath a large side-facing window, allowing for excellent natural light. Finished with wood-effect flooring and neutral décor, the space offers generous worktop areas and ample storage, with a rear-facing window providing a pleasant outlook to the garden.

First Floor Landing

Neutrally decorated and having coving to the ceiling. uPVC double glazed window to the side elevation. Loft access.

Bedroom 1

10' 11" x 10' 4" (3.33m x 3.15m)

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

Bedroom 2

10' 8" x 12' 2" (3.25m x 3.71m)

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

Bathroom

6' 0" x 8' 1" (1.84m x 2.47m)

uPVC double glazed window to the rear elevation. Fitted with a panelled bath with shower over, built in wash basin and w.c. Splashback tiling. Chrome effect central heating radiator. Splashback tiling.

Bedroom 3

6' 11" x 6' 6" (2.10m x 1.98m)

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

Outside

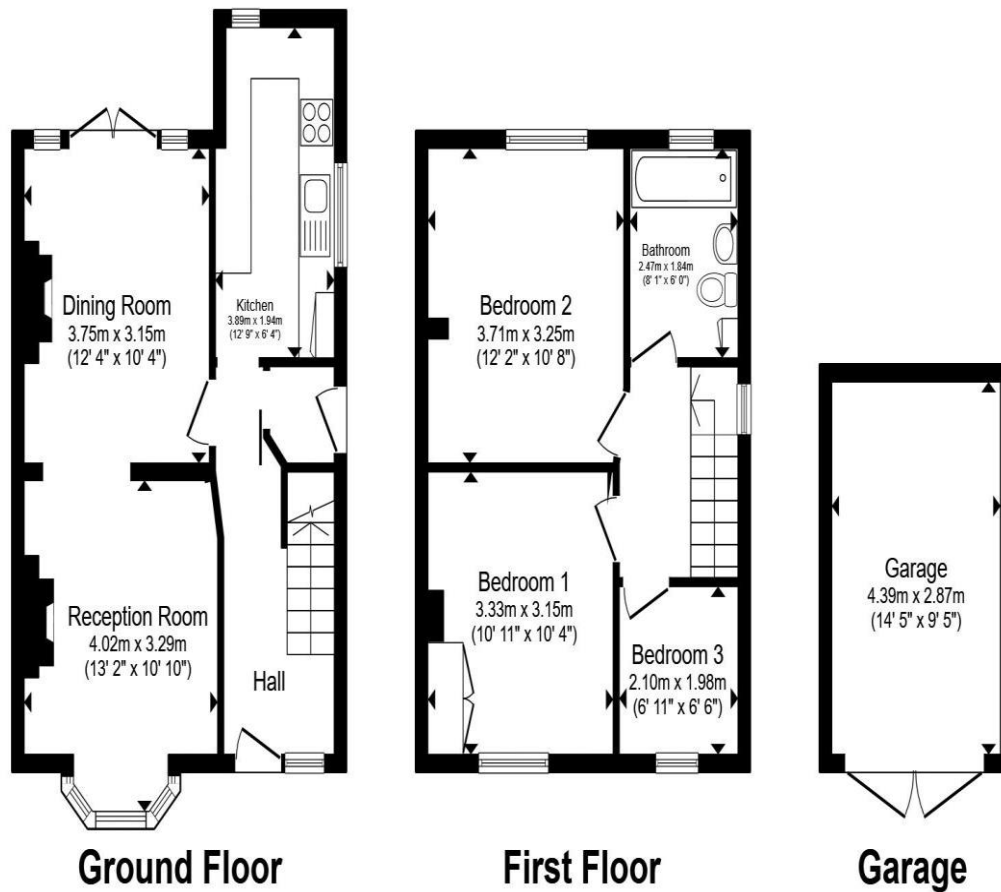
Front Garden A low red-brick wall runs across the front, topped with tidy green and yellowish hedging and small flower beds, while a leafy shrub stands to the left. On the right a black metal gate leads to a side path beside a wooden gate. Off road parking. **Rear Garden** The property enjoys a well-maintained, enclosed rear garden designed for ease of maintenance and outdoor enjoyment. A paved patio provides an ideal space for al fresco dining and entertaining, leading onto a neat lawn bordered by mature shrubs and established planting. To the rear is a detached brick-built garage/workshop offering excellent storage or potential for hobby use, with gated rear access providing additional convenience. The garden enjoys a good degree of privacy and creates an attractive outdoor space suitable for families and keen gardeners alike.

Garage

Tenure

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





Total floor area 91.4 m² (984 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	68 D	
39-54	E		
21-38	F		
1-20	G		