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Little Coates Road

Grimsby
DN34 5TP

Offers in the Region Of £110,000

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Property Introduction

Located on the well-established Little Coates Road in Grimsby, this three-bedroom semi-detached property presents an excellent opportunity for buyers seeking a home with scope to modernise and add value. The accommodation is well-proportioned throughout and comprises an entrance hall leading to a spacious lounge, separate dining room, and kitchen on the ground floor. The layout offers excellent potential for reconfiguration or refurbishment to suit modern family living, subject to any necessary consents. To the first floor are three good-sized bedrooms and a family bathroom. While the property would benefit from a scheme of modernisation, it provides a solid foundation for those looking to create a home tailored to their own tastes and requirements. Externally, the property enjoys gardens to both the front and rear. The rear garden is of a particularly generous size, offering plenty of space for families, gardening enthusiasts, or future landscaping projects. A driveway provides off-road parking and adds to the practicality of the home. Conveniently positioned close to local amenities, schools, and transport links, the property is well placed for everyday convenience while remaining within easy reach of Grimsby town centre. Offering spacious accommodation, a sizeable plot, and significant potential for improvement, this property is likely to appeal to first-time buyers, families, investors, and developers alike. Viewing is highly recommended to appreciate the opportunity on offer and the potential this home has to become a superb family residence.

Entrance Hall

With a radiator and a carpeted floor.

Lounge

10' 11" x 8' 10" (3.34m x 2.7m)

With a bay window to the front elevation, a radiator and laminate flooring.

Dining Room

14' 0" x 10' 11" (4.27m x 3.34m)

With French doors with a window either side to the rear elevation, a radiator and laminate flooring.

Kitchen

19' 0" x 5' 9" (5.79m x 1.76m)

With French doors to the rear elevation, a window to the side and a tiled floor. There is also a range of fitted units with a sink and drainer and an electric oven and gas hob with an extractor over.

First Floor Landing

With an opaque window to the side elevation and a carpeted floor.

Bedroom 1

10' 11" x 11' 11" (3.34m x 3.64m)

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

Bedroom 2

10' 1" x 11' 11" (3.08m x 3.62m)

With a window to the rear elevation, a radiator and a carpeted floor.

Bedroom 3

8' 2" x 6' 8" (2.48m x 2.02m)

With a window to the rear elevation, a radiator and a carpeted floor.

Bathroom

5' 10" x 5' 10" (1.77m x 1.78m)

With an opaque window to the front elevation, a heated towel rail and a white suite with a WC, basin and a bath.

Outside

With spacious gardens to the front and rear with a driveway to the front providing ample off road parking.

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

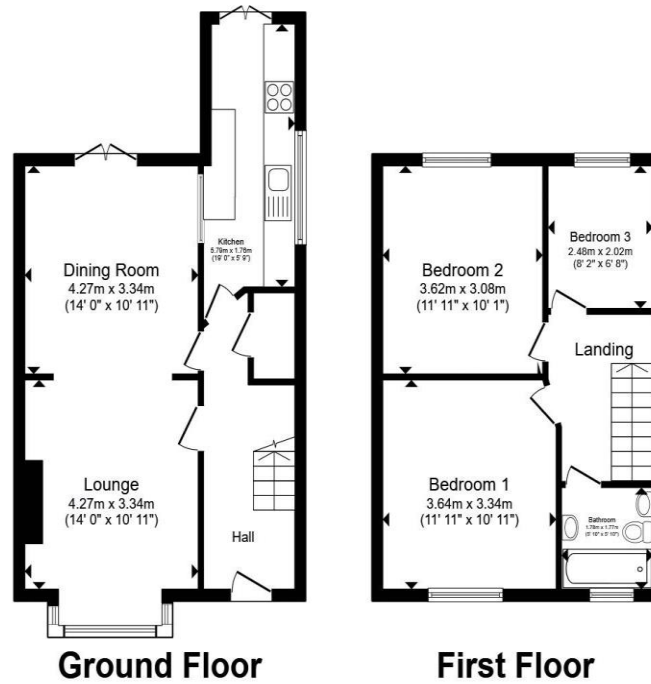
Free Valuations

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.





Total floor area 81.7 m² (880 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		
69-80	C		80 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		