



# 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



## Haven Gardens

Grimsby  
DN31 2UA

Monthly Rental Of £550.00

Crofts are pleased to present this two bedroom property to the rental market. There is allocated parking at the front of the house and the rear garden is laid to lawn and provides a brilliant summer time space. The house comprises of a large lounge area, leading into the kitchen dinner which has french sliding doors onto the rear garden. Upstairs has a family bathroom and double bedrooms. The house has uPVC windows and gas central heating throughout.

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

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 12 Market Place, Louth, LN11 9PB

Email: Cleethorpes:

Email: Immingham :

Email: Louth :

[info@croftsestateagents.co.uk](mailto:info@croftsestateagents.co.uk)

[immingham@croftsestateagents.co.uk](mailto:immingham@croftsestateagents.co.uk)

[louth@croftsestateagents.co.uk](mailto:louth@croftsestateagents.co.uk)

[www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk)

Fax: 01472 200 119



#### **Kitchen**

15' 8" x 8' 11" (4.78m x 2.71m)

Newly fitted kitchen with cooker, hob and sink. uPVC double glazed window to the rear elevation with french doors leading to the rear.

#### **Lounge**

10' 0" x 15' 8" (3.04m x 4.78m)

Neutrally decorated lounge with electric fire. uPVC double glazed bay window to the front elevation.

#### **Bedroom One**

15' 9" x 9' 11" (4.81m x 3.02m)

Neutrally decorated bedroom with neutral carpets and uPVC double glazed window to the front elevation.

#### **Family Bathroom**

5' 6" x 6' 5" (1.68m x 1.95m)

Fully fitted bathroom comprising of 3 piece suite, including a shower over the bath. uPVC double glazed window to the rear elevation.

#### **Bedroom Two**

8' 10" x 8' 11" (2.70m x 2.72m)

Neutrally decorated bedroom with internal storage and uPVC double glazed window to the rear elevation.

#### **Rear Garden**

Fenced to all boundaries largely laid to lawn.

**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.

**Viewing**

By appointment only, telephone 01472 200666

**Council Tax Information**

Band A: To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)

**Free Valuations**

We offer a free valuation with no obligation, just call 01472 200666 or visit [www.croftsestateagents.co.uk](http://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

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



