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



Helene Grove

Grimsby
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Offers in the Region Of £109,950

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Property Introduction

Early viewing is advised on this well presented two bedroom and a box room mid terraced property creating an ideal purchase for variety of buyers. Offering the benefits of gas central heating and uPVC double glazing, the property also has the bonus of being able to park a car off road to the front. The accommodation briefly comprises entrance porch, lounge, kitchen diner, lobby and ground floor bathroom. To the first floor you find a landing, two bedrooms and a small box room which has been converted into a games room. Good sized rear garden enjoying a southerly facing aspect and therefore the majority of the days sun.

Entrance Porch

uPVC double glazed Georgian styled entry door and window. Inner door through to the lounge.

Lounge

10' 9" x 12' 8" (3.281m x 3.870m)
Offering uPVC double glazed window to the front elevation. Laminate flooring. Central heating radiator. Electric fire with surround. Door to staircase.

Kitchen/Diner

10' 2" x 12' 8" (3.089m x 3.854m)
uPVC double glazed window to the rear elevation and being equipped with a range of wall and base units with contrasting roll

edged work surfacing with inset one and a half sink and drainer. Central heating radiator. Plumbing for a washing machine.

Lobby

uPVC double glazed entry door to the garden. Storage cupboard.

Bathroom

5' 9" x 6' 0" (1.754m x 1.826m)
Modern bathroom fitted with a w.c and washbasin set into a modern unit along with a panelled bath with electric shower and screen over. Chrome effect central heating radiator. uPVC double glazed window to the rear. Down lighting to the ceiling. Splashback tiling.

First Floor Landing

Loft access.

Box / Games Room

3' 4" x 5' 7" (1.006m x 1.706m)
A useful space with uPVC double glazed window to the rear elevation.

Bedroom One

10' 10" x 12' 9" (3.300m x 3.875m)

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

Bedroom Two

10' 1" x 6' 9" (3.084m x 2.058m)

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

Front Garden

Paved frontage creating useful off road parking.

Rear Garden

A southerly facing rear garden therefore enjoying the majority of the days sun and offering lawned area and patio ideal for out door entertaining. Fenced perimeter.

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

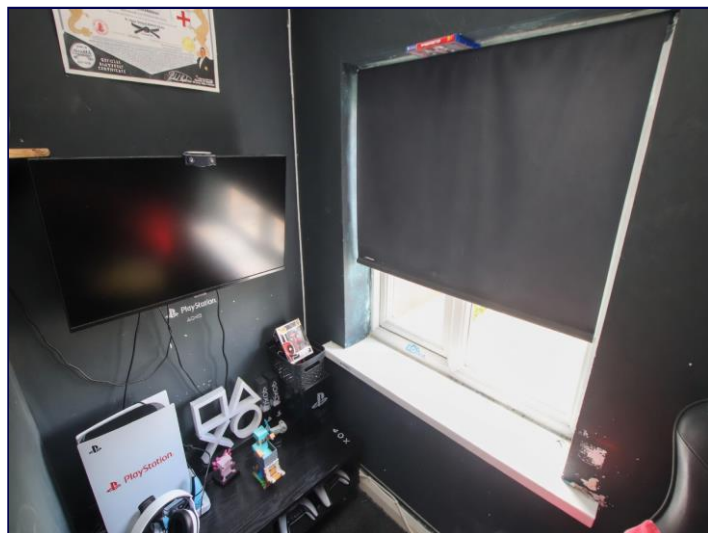
Band A: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

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.

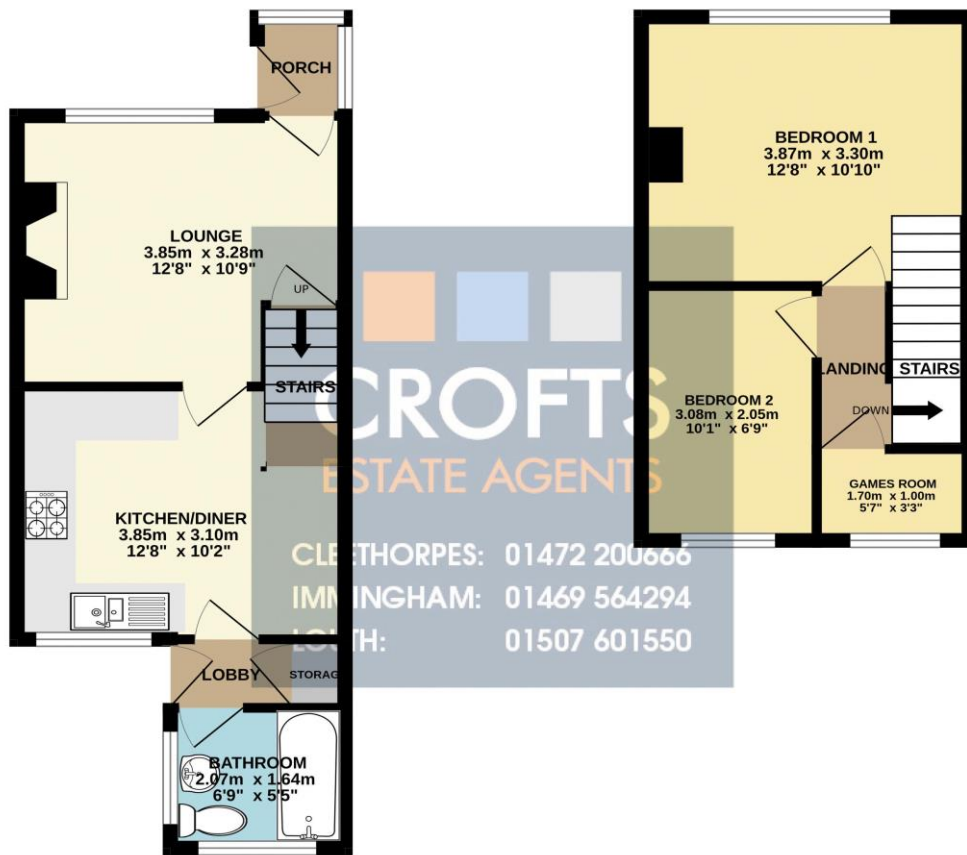
Property Management

We offer a full property management service, offering full and



GROUND FLOOR

1ST FLOOR



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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