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44 Lord Street  
Grimsby  
DN31 2NE

Offers in the Region Of £74,950

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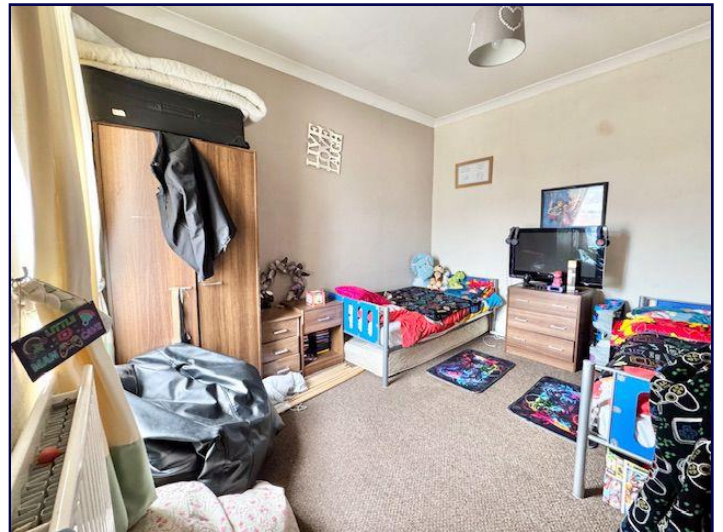
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### Property Description

**\*Excellent Opportunity for Investors and First-Time Buyers\***

This well-presented 3-bedroom terrace house is perfectly located close to amenities and on regular bus routes, making it an ideal investment or first-time buy. The property boasts a large open-plan lounge dining room, perfect for relaxing and entertaining, and a modern galley-style kitchen for easy meal preparation. A ground floor bathroom adds convenience, while the first floor offers three spacious double bedrooms. The low-maintenance rear gardens feature a conservatory sun room, providing a tranquil outdoor space to enjoy the sunshine. With its excellent location, spacious accommodation, and low-maintenance gardens, this property offers a fantastic opportunity for investors or first-time buyers looking to get on the property ladder. Don't miss out on this great chance to own a well-presented and practical home. Schedule a viewing today and make this house your dream home! Owners are in the process of making the property Freehold

### Lounge and dining room

27' 5" x 14' 1" (8.36m x 4.30m)

The open-plan living room and dining room is a spacious and versatile area that has been cleverly reconfigured to maximize its potential. Previously, the staircase occupied a significant portion of

the space, but it has been relocated to the side, creating a large, open area. Although the room is divided by a thoughtful furniture layout, it remains flexible in its use, allowing occupants to adapt the space to suit their needs. The room benefits from an abundance of natural light, thanks to uPVC double-glazed windows at each end. The neutral two-tone decor, which extends to the dado rail and throughout the entire space, provides a calm and serene atmosphere. The room is well-heated with two radiators, and the lighting is complemented by two pendant lights. The neutral-toned carpet adds warmth and texture to the space. Notably, the uPVC frosted front door is situated within this room, providing a convenient entrance point. Overall, this open-plan living room and dining room offers a bright, airy, and adaptable space that is perfect for relaxing, dining, and socializing.

### Kitchen

14' 1" x 7' 5" (4.29m x 2.25m)

**\*Modern Galley-Style Kitchen\*** This well-designed galley-style kitchen is a hub of functionality and style. Wooden units line both sides of the room, complemented by charcoal-coloured roll-top worktops and a stainless steel sink drainer. Integral appliances include a gas hob with extractor and electric oven with grill, providing all the essentials for culinary creativity. The kitchen is thoughtfully laid out, with space for a washing machine and tall fridge freezer, ensuring ample storage and convenience. White tile splashbacks add a touch of brightness, while the cream decor to the coving creates a soothing atmosphere. The wood-effect vinyl



flooring brings warmth to the space. A small single-person breakfast bar provides a convenient spot for quick meals, and the room is well-lit with three downlights. A radiator ensures the kitchen remains comfortable, and the uPVC window with vertical blinds allows for natural light and ventilation. This modern galley-style kitchen is perfect for cooking up a storm in a stylish and functional space.

#### Rear lobby

2' 7" x 4' 5" (0.80m x 1.35m)

A small lobby area offers access through a uPVC frosted door to the rear garden. The area has cream decor over colourful blue and green tiles with wood effect vinyl flooring.

#### Family Bathroom

6' 7" x 7' 5" (2.00m x 2.25m)

This bathroom features a stylish three-piece white suite, comprising a vanity sink, WC, and corner bath with shower facilities. A shower curtain hangs over the bath, providing a practical and functional space for bathing. The room is complemented by white splashback tiling, which adds a touch of brightness, and grey decor creates a soothing atmosphere. The dark grey floor tiles bring a sense of sophistication, while the frosted uPVC window with blind allows for natural light to filter in while maintaining privacy. The room is well-lit with three downlights, and an extractor ensures good ventilation. A radiator provides warmth and comfort, making this bathroom a welcoming space. This well-appointed bathroom offers a perfect blend of functionality and style, ideal for daily routines.

#### Sun room

9' 7" x 6' 3" (2.92m x 1.91m)

*\*Tranquil Sun Room\** This delightful sun room is a charming extension to the living accommodation, perfectly situated to connect with the low-maintenance rear gardens. Although it doesn't have direct access from the house, it serves as an ideal outdoor space to enjoy the surroundings. The room features uPVC windows, a frosted roof, and a glazed door, allowing for natural light to filter in while maintaining a cooler temperature. The glazed door also provides easy entry and exit to the gardens, making it a seamless transition between indoors and outdoors. With power supplied to the room, you can add lighting or other features to enhance the space. This sun room is a peaceful retreat, perfect for relaxation and enjoying the outdoors without the hassle of extensive garden maintenance.

#### Stairs and landing

An open tread stair case to the side of the lounge dining room runs up to an L shaped lounge with three pendant lights, neutral decor and carpet with loft access.

#### Bedroom One

11' 4" x 14' 1" (3.45m x 4.29m)

The main bedroom is situated at the front of the house and benefits from a large uPVC double-glazed window, allowing for plenty of natural light. The room features white decor with two decorated feature walls, adding a touch of personality to the space. The brown carpet brings warmth and comfort, while the pendant lights provide additional illumination. A radiator ensures the room remains cozy and warm, making it a perfect retreat after a long day. This spacious bedroom is an ideal space to relax and unwind.

#### Bedroom Two

12' 5" x 10' 10" (3.78m x 3.29m)

*\*Charming Second Bedroom\** This second double bedroom is a delightful space, boasting two-tone neutral decor with dado and coving, adding a touch of elegance to the room. The uPVC window to the rear allows for natural light to pour in, while the radiator ensures the room remains warm and cozy. A pendant light provides additional illumination, making this bedroom a peaceful retreat. The neutral decor creates a calming atmosphere, perfect for rest and relaxation.

#### Bedroom Three

14' 2" x 7' 11" (4.33m x 2.42m)

This third double bedroom is a cosy and inviting space, featuring a uPVC window to the rear that allows for natural light. The brown carpet adds warmth, while the grey decor with feature walls creates a modern and stylish atmosphere. A radiator ensures the room remains comfortable, and a pendant light provides additional illumination. This bedroom is a perfect space for a guest room, home office, or a relaxing retreat.

#### Rear garden

The rear garden is a tranquil oasis, designed with low-maintenance in mind. A concrete path leads from the rear of the house to a good-sized slab patio area, perfect for outdoor relaxation. Raised and retained planted borders to one side add a touch of greenery, while tall 6ft+ fencing and wall boundaries provide seclusion and security. A timber gate at the rear leads to a passageway. The pièce de résistance is the superb uPVC garden conservatory, creating a seamless indoor-outdoor space that allows you to enjoy the garden all year round. This beautifully designed garden offers a peaceful retreat, perfect for relaxation and entertainment.



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

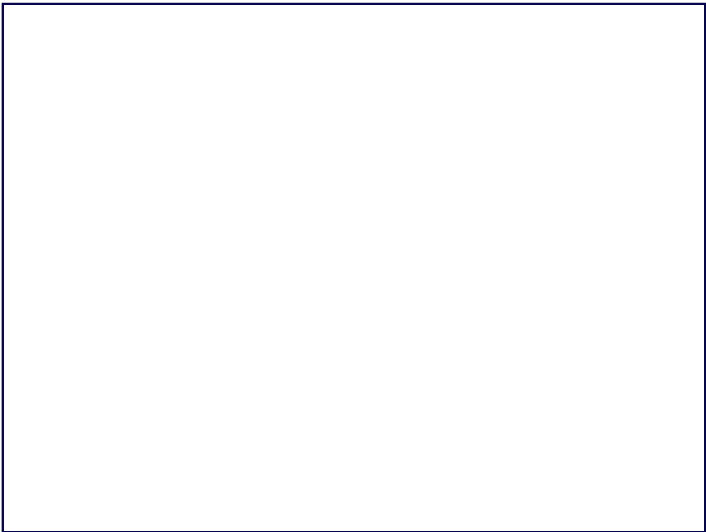
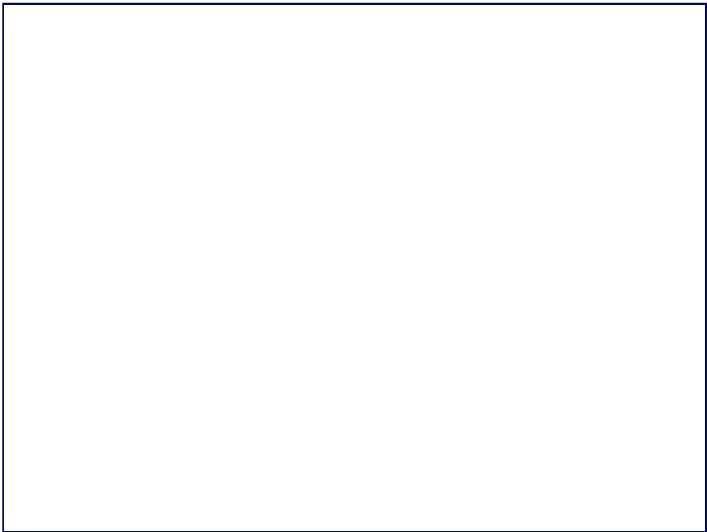
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**Property Management**

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.





OPEN 7 DAYS A WEEK

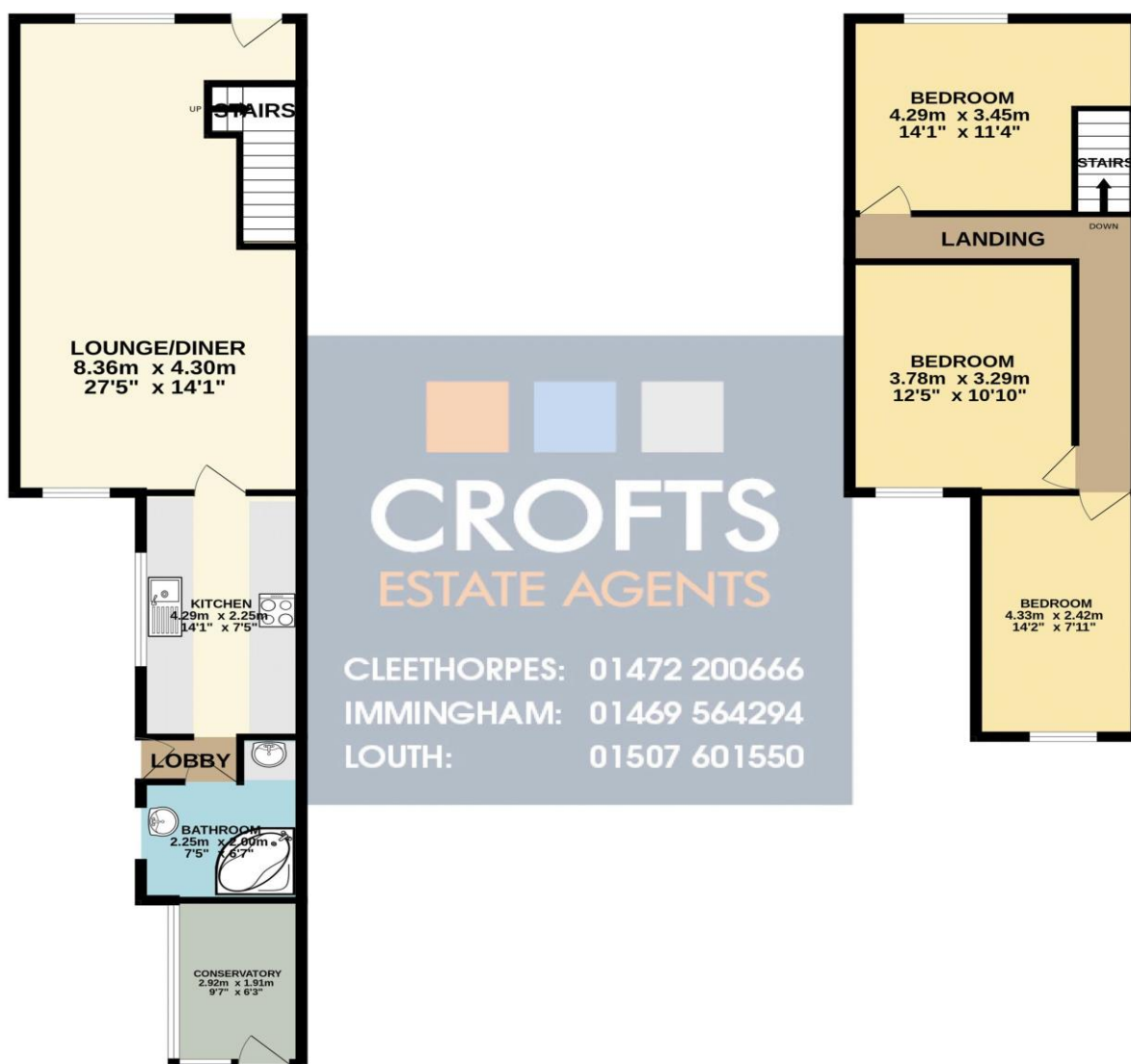
Monday to Friday  
Saturday  
Sunday

9am to 5.30pm (Tuesday opening 9.30am)  
9am to 3.00pm  
11am to 2.00pm (Louth & Immingham closed)



GROUND FLOOR  
58.6 sq.m. (631 sq.ft.) approx.

1ST FLOOR  
46.2 sq.m. (497 sq.ft.) approx.



TOTAL FLOOR AREA : 104.8 sq.m. (1128 sq.ft.) approx.

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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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 84 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 67 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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MS/SEQ/8768/08.26