



# 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



## Stainton Drive

Grimsby  
DN33 1EG

Offers in the Region Of £111,950

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

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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)



### Property Introduction

Located on the popular Stainton Drive in Grimsby, this attractive semi-detached property is offered to the market with no forward chain, making it an excellent choice for buyers looking for a straightforward move. The home offers a well-balanced layout with a spacious lounge-diner, perfect for both relaxing and entertaining, along with a fitted kitchen and a practical ground floor WC. To the first floor, there are three good-sized bedrooms and a family bathroom, providing comfortable accommodation for families, first-time buyers, or those seeking a well-proportioned home in a convenient location. Outside, the property benefits from gardens to both the front and rear, with the rear garden being secured by gates, offering an added sense of privacy and security. A driveway to the front provides off-road parking, while gated access at the rear also adds flexibility and further parking options. Situated close to a range of local amenities, schools, and transport links, this property represents an ideal opportunity for buyers wanting a home they can make their own. Early viewing is strongly recommended.

### Entrance Hall

Entering the property reveals laminate flooring and a generous space.

### WC

2' 10" x 6' 0" (0.86m x 1.82m)

The WC has an opaque window to the side elevation, a tiled floor and WC.

### Lounge/Diner

20' 5" x 12' 2" (6.23m x 3.70m)

The lounge-diner has a window to the front elevation, French doors to the rear elevation, a radiator and laminate flooring.

### Kitchen

8' 0" x 9' 11" (2.44m x 3.02m)

The kitchen has a window to the rear elevation, door to the side and laminate flooring. There is also a modern range of fitted units with a one and a half sink and drainer, plumbing for a washing machine along with an electric oven and hob with an extractor over.

### First Floor Landing

The first floor landing has a window to the side elevation, access to the loft, a carpeted floor and built in cupboard.

### Bedroom One

11' 2" x 12' 2" (3.41m x 3.70m)

Bedroom one has a window to the rear elevation, a radiator and vinyl flooring.

### Bedroom Two

8' 11" x 12' 2" (2.72m x 3.70m)

Bedroom two has a window to the front elevation, a radiator and vinyl flooring.

### **Bedroom Three**

7' 11" x 10' 1" (2.41m x 3.07m)

Bedroom three has a window to the rear elevation and a carpeted floor.

### **Bathroom**

5' 4" x 6' 8" (1.63m x 2.02m)

The bathroom has an opaque window to the front elevation, a heated towel rail and laminate flooring. There is also a white suite with a WC, vanity basin and a bath with a glass screen and mains shower over.

### **Off kitchen**

Off the kitchen and served by doors to the front and rear garden there is an enclosed passage way with two handy storage outbuildings.

### **Outside**

To the front gates open to reveal the driveway and off road parking. There is also a front garden area with a lawn and perimeter hedge. The rear garden is a great size and dominated by a large lawn. There are also further timber gates which open to reveal secure 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>

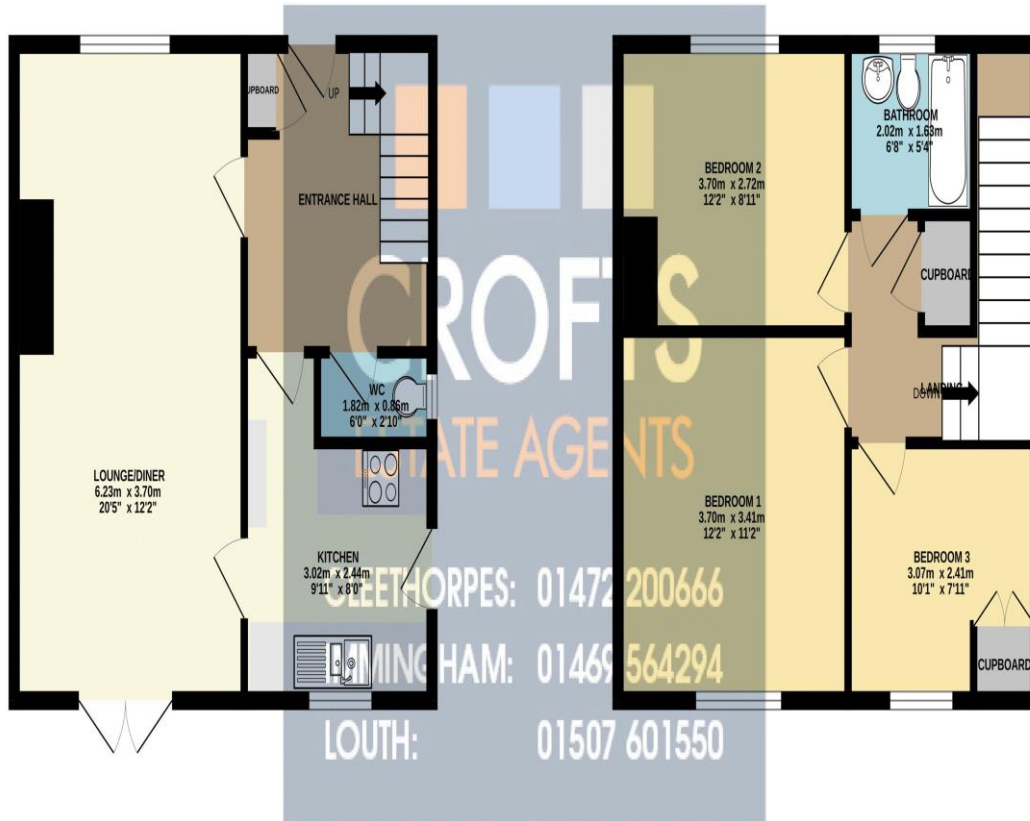
### **Viewings**

Please contact the relevant marketing office, all viewings are strictly by appointment only please.



GROUND FLOOR  
41.1 sq.m. (442 sq.ft.) approx.

1ST FLOOR  
41.3 sq.m. (444 sq.ft.) approx.



TOTAL FLOOR AREA: 82.4 sq.m. (887 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.  
 Made with Metropix ©2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS** Although we have taken great care to insure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. In particular any information provided in respect of tenure, council tax, rateable values etc has been given in good faith and whilst believed to be correct, may be subject to amendment. Any references to the condition, use or appearance of the property are made for guidance only, and no warranties are given or implied by this information. It is not Crofts policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquires, in order to ensure that any necessary consents have been obtained. All measurements are approximate and are for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purpose only, and are not for any other use but guidance & illustration. Crofts have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore verify that they are in working order, or fit for their intended purpose. These details do not form any part of any contract, and unless specifically stated otherwise, furnishings and contents are not included within this sale.