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



5 Cranwell Drive
Grimsby
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Offers in the Region Of £149,950

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Property Description

Only by viewing can you truly appreciate the time, care and attention to detail the present owners have invested in creating this beautiful, ready-to-move-into three-bedroom terrace property. Offering an ideal purchase opportunity for a variety of buyers, the property occupies an established residential location and benefits from uPVC double glazing and gas central heating. The well-presented accommodation briefly comprises entrance hallway, utility/cloakroom, living room, dining kitchen and conservatory to the ground floor. To the first floor, there is a landing, three well-presented bedrooms and a superb family bathroom. Externally, the property boasts a low-maintenance garden, providing an excellent space for entertaining, relaxing or enjoying alfresco dining. A beautiful home which is sure to appeal to a wide range of buyers, with viewing highly recommended to fully appreciate the standard of accommodation on offer.

Entrance Hallway

Beautifully presented and having entry door and double glazed window. Staircase to the first floor. Doors to the utility/WC and to the dining kitchen.

Utility/ W.C

7' 7" x 6' 1" (2.30m x 1.86m)

A useful and well-proportioned utility room, providing excellent additional space for laundry and household storage. The room benefits from a practical layout with plumbing and electrical points suitable for a range of appliances, together with a modern fitted boiler discreetly positioned to the wall. A frosted window provides a good source of natural light while maintaining privacy, and the neutral décor creates a clean and versatile space. The room also offers useful wall and floor space, making it ideal for housing laundry appliances, storage solutions and everyday household essentials.

Living Room

15' 8" x 12' 0" (4.77m x 3.66m)

A beautifully presented and inviting living room, thoughtfully designed to combine comfort with contemporary style. The generous layout provides an excellent space for both relaxing and entertaining, centred around a feature wall-mounted television and sleek inset fireplace, creating an attractive focal point. The room is finished in a sophisticated neutral palette, complemented by plush. A large window allows plenty of natural light to fill the space.

Kitchen/Diner

20' 2" x 9' 5" (6.14m x 2.86m)

A stylish and exceptionally well-appointed modern kitchen, offering an impressive combination of sleek design, practicality and generous storage. The kitchen is fitted with a comprehensive range of contemporary grey and white cabinetry, complemented by striking marble-effect work surfaces and matching splashbacks. A central cooking area features an induction hob with a distinctive curved glass extractor hood above, creating an attractive focal point. Integrated appliances provide further convenience, while the generous worktop space offers plenty of room for food preparation. Ample space to accommodate a dining and chairs.

Conservatory

12' 11" x 7' 11" (3.93m x 2.41m)

A bright and spacious conservatory offering a versatile additional reception space, featuring an abundance of natural light, attractive wood-effect flooring and pleasant views out to the garden.

Bedroom 1

15' 8" x 13' 9" (4.77m x 4.20m)

A spacious and well-presented bedroom offering a bright and comfortable retreat, featuring a large window. The room benefits from natural decor and a fitted carpet, providing a versatile space with plenty of potential for a range of bedroom furnishings.

Bedroom 2

10' 6" x 9' 7" (3.20m x 2.91m)

A charming bedroom with a pleasant outlook and a bright atmosphere. The room features a large window, soft neutral decoration and carpeting underfoot. Well proportioned, the bedroom offers flexibility for a variety of uses and provides a good amount of space for storage.

Bedroom 3

9' 7" x 7' 10" (2.91m x 2.40m)

A cosy and stylish bedroom with a modern finish, featuring a feature-panelled wall and a window providing natural light.

Bathroom

11' 2" x 5' 9" (3.40m x 1.75m)

A beautifully presented and stylish family bathroom, featuring luxurious marble-effect wall tiling with elegant gold veining. The suite comprises a panelled bath with shower over, modern WC and vanity wash hand basin with coordinating gold-effect fittings. A large round illuminated mirror adds a contemporary finishing touch,

while the neutral tones create a bright, sophisticated and relaxing space.

Outside

A lovely rear garden perfect for outdoor entertaining and alfresco dining yet being low maintenance and ideal for those with younger members or pets in the family due to the enclosed and secure space.



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

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.

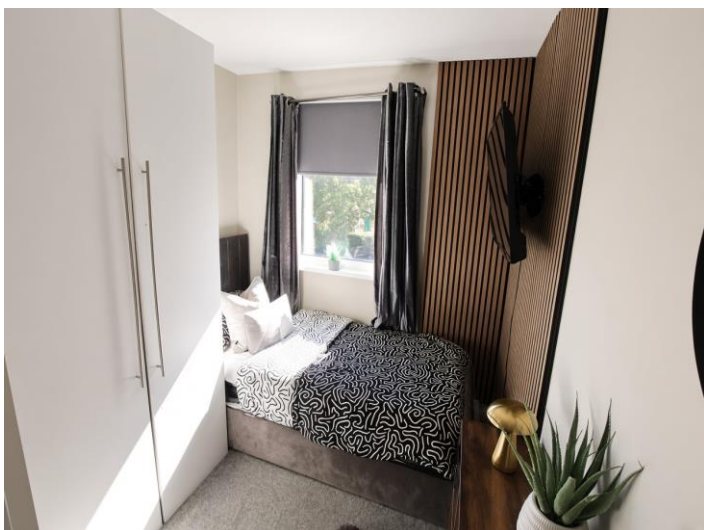
Any fees payable will be explained in your initial no-obligation appointment, before you choose whether to use our Mortgage Services.

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

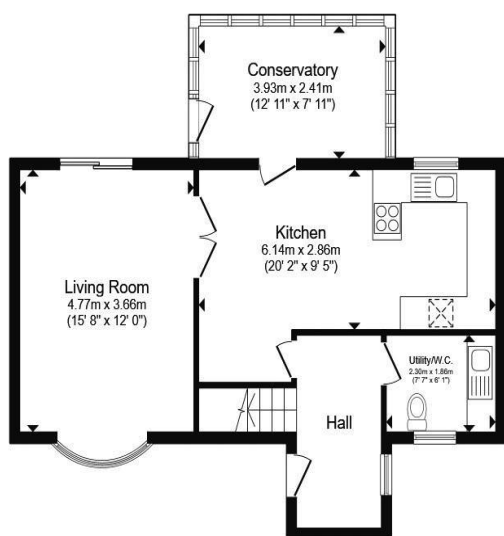
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.



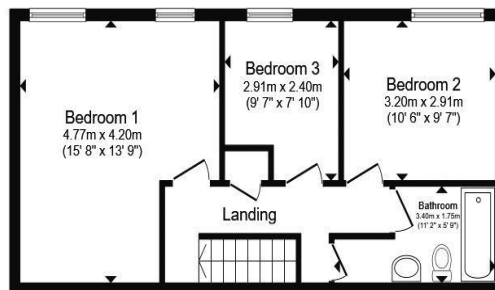


Monday to Friday
Saturday
Sunday

9am to 5.30pm (Tuesday opening 9.30am)
9am to 3.00pm
Closed



Ground Floor



First Floor

Total floor area 123.6 m² (1,330 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

