



# CROFTS ESTATE AGENTS

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



## Kathleen Grove

Grimsby  
DN32 8JT

Offers in the Region Of £118,000

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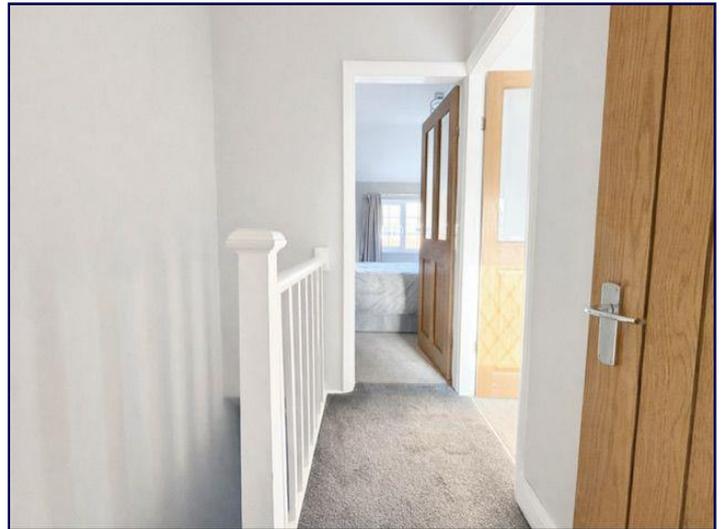
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### Property Introduction

A superbly presented two-bedroom mid-terrace home, perfectly suited to first time buyers taking their exciting first step onto the property ladder, as well as landlords seeking a ready-made investment with attractive returns. The property is neatly maintained and offers well-balanced accommodation throughout. To the front, a welcoming and well-presented lounge provides a comfortable space to relax and unwind. To the rear, the home opens into a spacious open-plan kitchen breakfast room, ideal for modern living, entertaining and everyday dining. A useful rear lobby thoughtfully separates the ground floor bathroom and provides direct access to the garden, enhancing the practicality of the layout. To the first floor, stairs and landing lead to two genuine double bedrooms, both offering excellent proportions and natural light. The addition of a first floor cloakroom is a valuable feature, adding further convenience for both homeowners and tenants alike. Externally, the property continues to impress. The delightful south-facing rear garden enjoys sunshine throughout the day and has recently been enhanced with new patio areas and pathways, creating a low-maintenance and enjoyable outdoor space. To the front, the home has undergone a smart facelift with an attractive block paved driveway providing generous off-road parking for one vehicle. Ideally positioned close to well-regarded primary and secondary schooling, local amenities and excellent bus routes, the location is highly convenient for families and commuters. For investors, similar properties are currently achieving approximately

£750 PCM, representing an appealing yield of around 8% per annum. A smart, versatile purchase in a strong rental area.

### Lounge

10' 10" x 12' 8" (3.30m x 3.87m)

With uPVC frosted front door, the lounge has stylish white decor to coving, grey carpet, gas fire, uPVC floating bay window to the front with fitted blinds, ceiling light, two wall lights and radiator.

### Kitchen/Breakfast Room

10' 1" x 12' 9" (3.07m x 3.89m)

The kitchen breakfast room has two walls of fitted wood wall and base units with wood defect work tops over and sunken stainless sink drainer. The room has space for washing machine, cooker and tall fridge freezer, grey splash back tiling, grey decor and wood paneling, feature wall, uPVC window to the rear, two ceiling lights and grey clip tile flooring.

### Rear lobby

3' 0" x 5' 5" (0.92m x 1.66m)

With uPVC frosted window to the rear, grey decor, grey clip tile flooring and ceiling light.

### Family Bathroom

6' 10" x 5' 5" (2.08m x 1.66m)

The ground floor bathroom has a P-shaped bath with shower over and glass curved shower screen. There is a matching white vanity

sink and WC, mocha marble effect aqua boarded walls, white towel rail, grey tile effect vinyl floor, uPVC frosted window to the rear and ceiling light.

### Stairs and landing

The stairs and landing have grey carpet, grey decor, pendant light and loft access.

### Bedroom One

10' 10" x 12' 9" (3.30m x 3.89m)

The main bedroom is a good size and has two double fitted wardrobes, grey decor with feature wall, grey carpet, uPVC window to the front, ceiling light and radiator.

### Bedroom Two

10' 2" x 6' 9" (3.09m x 2.05m)

A second smaller double room has grey carpet, with some wood paneled wall with two toned grey decor, uPVC window to the rear, pendant light and radiator.

### WC

3' 2" x 5' 5" (0.96m x 1.66m)

The first floor benefits from a newly improved first floor cloakroom with matching white WC and vanity sink. The room has aqua boarded walls with laminated wood floor, uPVC frosted window, ceiling light with the new boiler also in this room.

### Front garden and parking

The front garden has been laid with neat block paving with an open front access and blue slate borders. There is a timber fence to both sides.

### Rear garden and patio

A south facing rear garden has well laid patio to the back of the house with pathway to the rear gate and hardstanding for timber shed. Inbetween there is a neat lawn area with well stocked soil border to the side. The garden has tall fence to both sides.

### 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](http://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](http://www.croftsestateagents.co.uk) seven days a week to arrange for your free valuation.

### Property Management

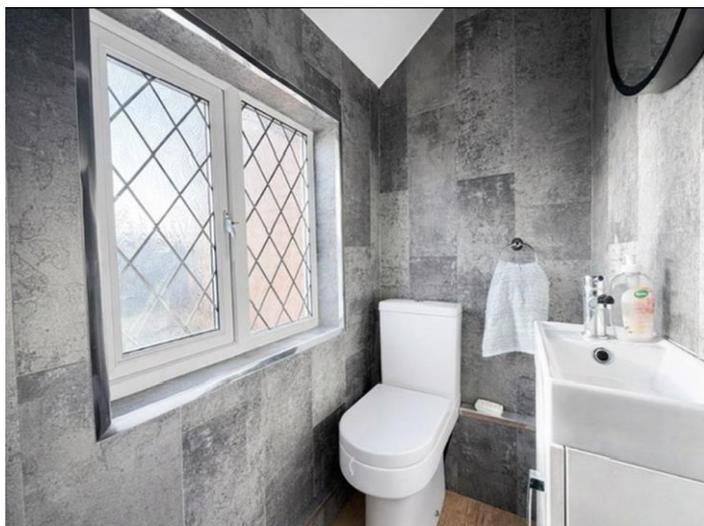
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

### Mortgage and Financial Advice

With access to a wide range of mortgages from over 50 of the UK's best-known lenders, **Crofts Estate Agents**, in partnership with **Forge Financial Solutions**, can help you find the mortgage that best suits your needs.

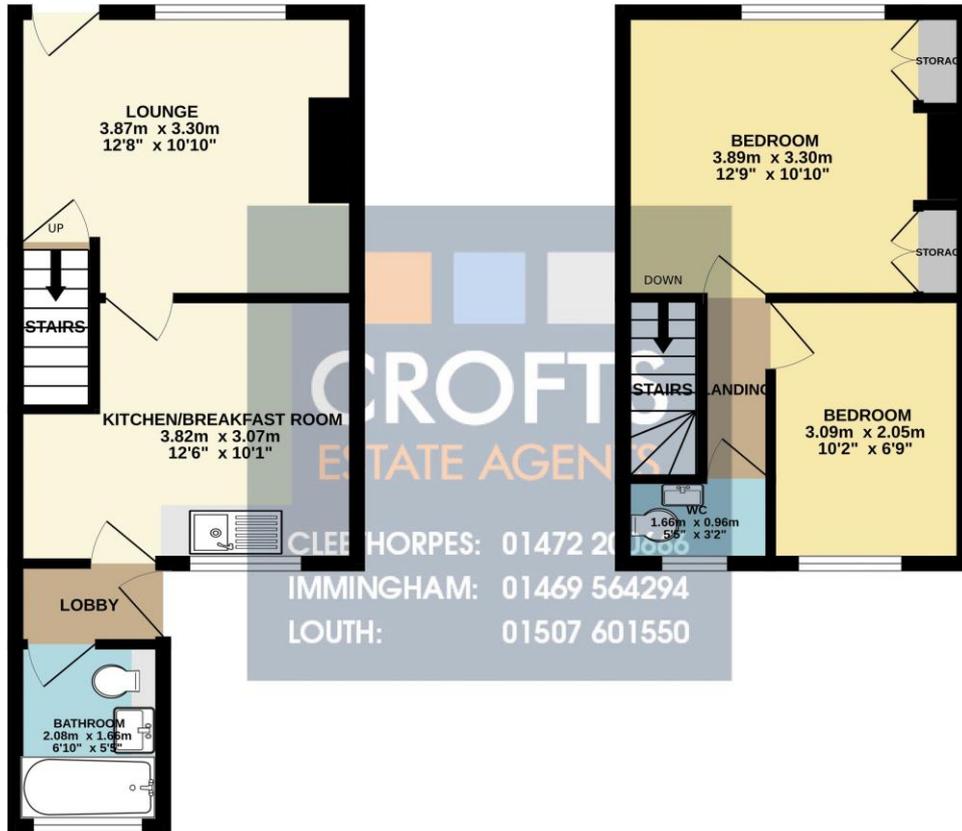
**Forge Financial Solutions** will act on your behalf, providing expert advice on mortgages and other financial matters, ensuring you receive tailored guidance and support throughout the process.

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



GROUND FLOOR  
29.1 sq.m. (313 sq.ft.) approx.

1ST FLOOR  
24.2 sq.m. (260 sq.ft.) approx.



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TOTAL FLOOR AREA: 53.3 sq.m. (573 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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