



# CROFTS ESTATE AGENTS

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12 The Curve Welholme Avenue  
Grimsby  
DN32 0BE

£250,000

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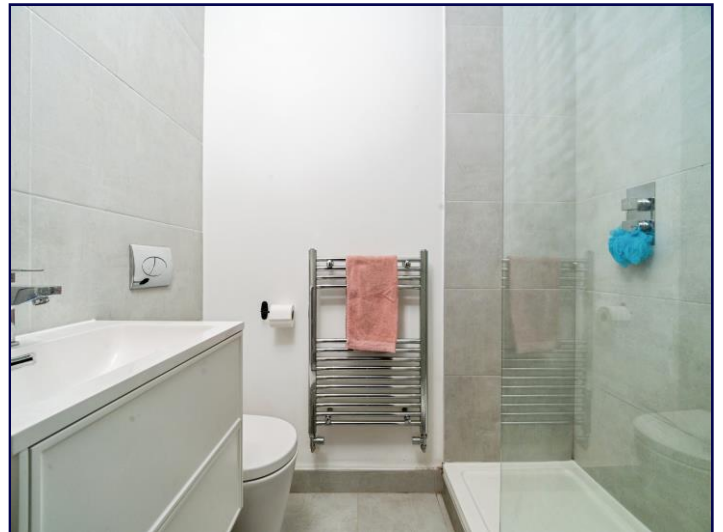
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### Property Description

Crofts Estate Agents are proud to present this beautifully presented four bedroom semi-detached house, which is an outstanding contemporary home forming part of one of Grimsby's most exciting and architecturally striking developments. Perfectly positioned within the leafy surroundings of prestigious Welholme Avenue, this exclusive gated community has been thoughtfully created within this popular conservation area. Comprising just 20 individually designed homes, The Curve lives up to its name with its distinctive curved layout and cutting-edge architecture, creating a truly unique residential setting unlike anything else in the area. Designed with modern living and sustainability in mind, this private development offers an exceptional lifestyle with an impressive range of exclusive residents' facilities including allocated parking, a private gym and dedicated wildlife area, all reflecting the developers' strong commitment to biodiversity and environmentally conscious living. Beautifully finished throughout, this lovely home offers stylish and versatile accommodation arranged over three spacious floors. The welcoming entrance hallway leads to a convenient cloakroom/WC before opening into the heart of the home – a stunning contemporary kitchen fitted with sleek units and an excellent range of integrated Neff and Indesit

appliances including an oven, fridge freezer and dishwasher which then opens to a spacious living area, which is enhanced by impressive bi-fold doors that seamlessly connect the interior with the private rear garden, creating the perfect space for entertaining or relaxing. The first floor hosts two generous double bedrooms, one enjoying the luxury of its own en-suite shower room, whilst the second is served by a beautifully appointed family bathroom featuring a modern three-piece suite with shower over the bath. A practical utility room is also conveniently located on this floor. Occupying the entire top floor is an impressive principal bedroom suite, providing a peaceful retreat complete with a stylish en-suite featuring twin wash basins, a spacious walk-in shower and WC. A further generously proportioned double bedroom completes the accommodation, offering excellent flexibility for families, guests or those working from home. Further enhancing this exceptional home are high-quality aluminium double glazed windows and doors, complementing the property's striking contemporary design while providing excellent durability and energy efficiency. Early viewing is highly recommended to fully appreciate not only the quality of the accommodation on offer, but also the unique lifestyle that The Curve provides.

### Entrance Hallway

Entering the property through a grey composite entrance door, complemented by an adjacent aluminium-framed window, you are welcomed into the entrance hall. The space features laminate flooring and a radiator, creating a practical and inviting first impression.

### WC

5' 8" x 7' 1" (1.73m x 2.17m)

There is an opaque window to the front elevation, a radiator, tiled flooring, and a stylish tiled feature wall. It is fitted with a contemporary white suite comprising a WC and wash hand basin, with an extractor fan completing the space.

### Kitchen/Lounge/Diner

27' 7" x 13' 6" (8.40m x 4.12m)

The impressive open-plan kitchen, dining and living area is undoubtedly the heart of the home, offering an exceptional amount of space for modern family living and entertaining. Bi-folding doors open onto the rear garden, flooding the room with natural light, while laminate flooring and a radiator complete the space. The contemporary fitted kitchen features a comprehensive range of base and wall-mounted units, complemented by a central island incorporating a one-and-a-half bowl sink with drainer, additional storage and a breakfast bar. Integrated appliances include a fridge/freezer, dishwasher, induction hob and electric oven. The spacious living area provides ample room for comfortable seating, creating the perfect place to relax, and also benefits from access to a useful understairs storage cupboard.

### First Floor Landing

The first floor landing provides access to the second floor.

### Bedroom 2

13' 6" x 11' 11" (4.12m x 3.64m)

Bedroom Two is a generously proportioned double room, enjoying an abundance of natural light from three windows overlooking the rear elevation. The room is finished with a radiator and fitted carpet, creating a comfortable and inviting space.

### Ensuite 2

4' 2" x 7' 0" (1.27m x 2.13m)

The en-suite shower room is fitted with a contemporary white suite comprising a WC, wash hand basin and a shower cubicle with a mains-fed shower. An opaque window to the side elevation

provides natural light and privacy, while a heated towel rail and tiled flooring complete this stylish and practical space.

### Utility room

4' 10" x 7' 0" (1.47m x 2.13m)

The utility room offers a practical space with a window to the side elevation, laminate flooring, plumbing for a washing machine and space for a tumble dryer.

### Bathroom

5' 7" x 7' 1" (1.69m x 2.17m)

The family bathroom is stylishly appointed with a contemporary white suite comprising a WC, wash hand basin and a panelled bath with a glazed shower screen and shower over. An opaque window to the side elevation provides natural light while maintaining privacy, and the room is further complemented by a heated towel rail, partially tiled walls and tiled flooring.

### Bedroom 3

8' 8" x 13' 6" (2.65m x 4.12m)

Bedroom Three is a well-proportioned room with two windows to the front elevation, allowing for plenty of natural light. The room also benefits from a radiator and fitted carpet.

### Main Bedroom

11' 1" x 13' 6" (3.39m x 4.12m)

Set on the top floor, the impressive primary bedroom is a spacious and tranquil retreat, featuring a window overlooking the rear elevation, a radiator and fitted carpet.

### En suite

9' 11" x 6' 8" (3.01m x 2.04m)

The generous en-suite is fitted with a contemporary white suite comprising a WC, twin wash hand basins and a walk-in shower enclosure with a mains-fed shower. An opaque window to the side elevation provides natural light, while tiled flooring and a heated towel rail enhance the room. There is also access to the loft space.

### Bedroom 4

8' 4" x 10' 10" (2.54m x 3.30m)

Bedroom Four enjoys a window to the front elevation, a radiator and fitted carpet. The room also benefits from a large built-in storage cupboard, which houses the property's boiler.



## Outside

**Rear Garden** The enclosed rear garden has been designed for ease of maintenance and outdoor enjoyment, featuring a block-paved patio ideal for seating and entertaining, alongside a lawned area. The garden is enclosed by timber fencing and benefits from a gated side access.

## Front Garden

To the front of the property, a block-paved pathway leads to the entrance door, bordered by a neatly maintained planted garden area. A communal pathway provides access to the allocated parking area and attractive communal gardens, creating an appealing approach to the property.

## Additional Information

Please note - this property is in a conservation area. We recommend any interested parties discuss this with their solicitors. The property is located within this gated development and is subject to a service charge and maintenance fees, which also includes the use of a gym located on site. When the last property on the site is sold, it has been informed that at this point the residents would be required to take over the management of the site and create a residents association.



### **Tenure**

Believed to be Leasehold, with 994 years remaining. We are 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 E: 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**

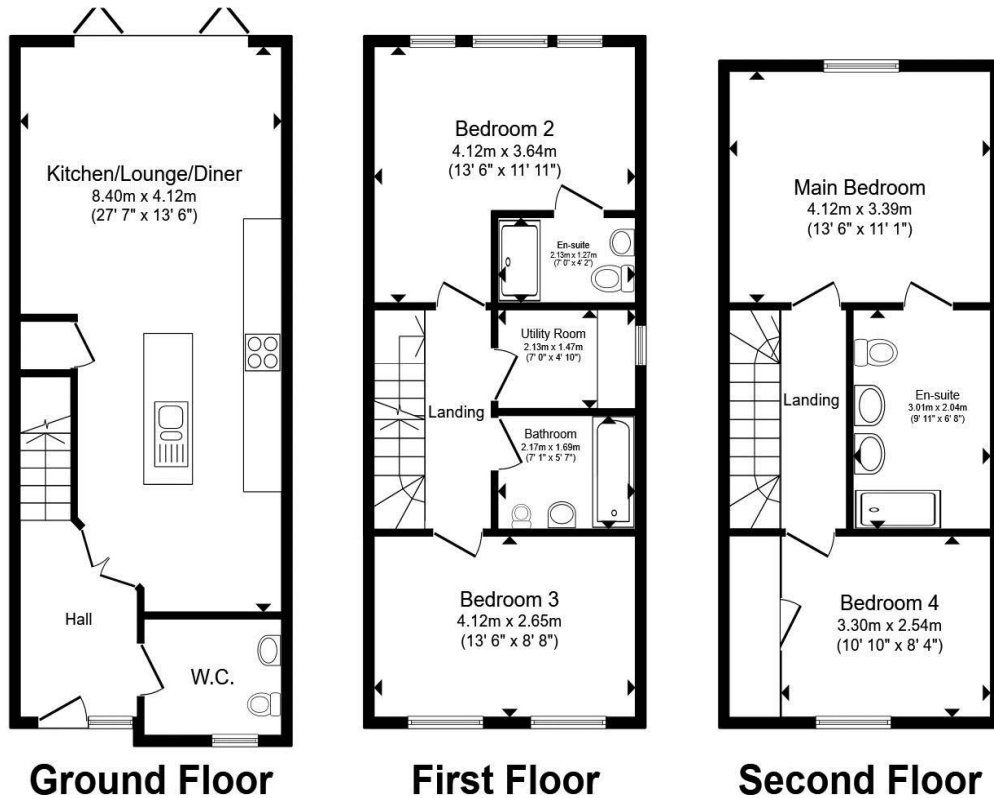
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.



**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)



Total floor area 122.2 m<sup>2</sup> (1,315 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](http://www.focalagent.com)

