



# CROFTS ESTATE AGENTS

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



7 Fury Avenue  
Grimoldby  
LN11 8UN

Offers in the Region Of £190,000

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### Property Description

Crofts Estate Agents are pleased to present this spacious semi-detached home, ideally located in the popular village of Grimoldby. Well suited to families, the property offers generous living space, perfect for both everyday life and entertaining. Early internal viewing is highly recommended to fully appreciate what is on offer. The village benefits from a range of local amenities including a shop, school and convenient road links to surrounding areas. The accommodation briefly comprises a welcoming lounge, a bright conservatory and a well-proportioned kitchen-diner. To the first floor are three bedrooms, two of which are doubles, along with a family bathroom. Externally, the property boasts gardens to both the front and rear, as well as a driveway providing off-road parking. Further benefits include uPVC double glazing and gas central heating, making this an ideal family home in a well-connected village location.

### Entrance Hall

Entering through the front door into the entrance hall reveals a radiator, Karndean flooring and a built in cupboard.

### Lounge

12' 9" x 13' 0" (3.89m x 3.97m)

The lounge has French doors to the conservatory, coving to the ceiling, a radiator and Karndean flooring.

### Conservatory

9' 6" x 9' 4" (2.89m x 2.85m)

The conservatory has tri aspect windows and French doors to the side elevation.

### Kitchen/Diner

18' 11" x 10' 2" (5.76m x 3.09m)

The kitchen-diner has a window to the front elevation, French doors to the rear elevation, a radiator and tiled floor. There is a range of fitted units to base and eye level with complimentary tiling, a sink and drainer, plumbing for a washing machine, electric double oven and hob. There is then space for a dining table and chairs.

### First Floor Landing

The first floor landing has window to the front elevation, access to the loft, airing cupboard and carpeted floor.

### Bedroom One

10' 7" x 11' 9" (3.22m x 3.58m)

Bedroom one has a window to the rear elevation, a radiator and carpeted floor. There is also built in furniture.

**Bedroom****Two**

10' 6" x 10' 1" (3.21m x 3.08m)

Bedroom two has a window to the rear elevation, a radiator and carpeted floor.

**Bedroom Three**

8' 3" x 8' 5" (2.52m x 2.56m)

Bedroom three has a window to the front elevation, a radiator, carpeted floor and storage cupboard.

**Bathroom**

8' 2" x 5' 5" (2.48m x 1.66m)

The bathroom has two opaque windows to the side elevation, partially tiled walls, a heated towel rail and laminate flooring. There is a white three piece suite with a vanity basin, WC and P shaped bath with glass screen and mains operated shower.

**Outside**

With a large low maintenance frontage with ample space for off road parking. The rear garden has a lawn, two patio areas ideal for alfresco dining and is all enclosed by perimeter fencing and hedges.



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)

#### **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.

#### **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



### **Mortgage and Financial Advice**

With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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



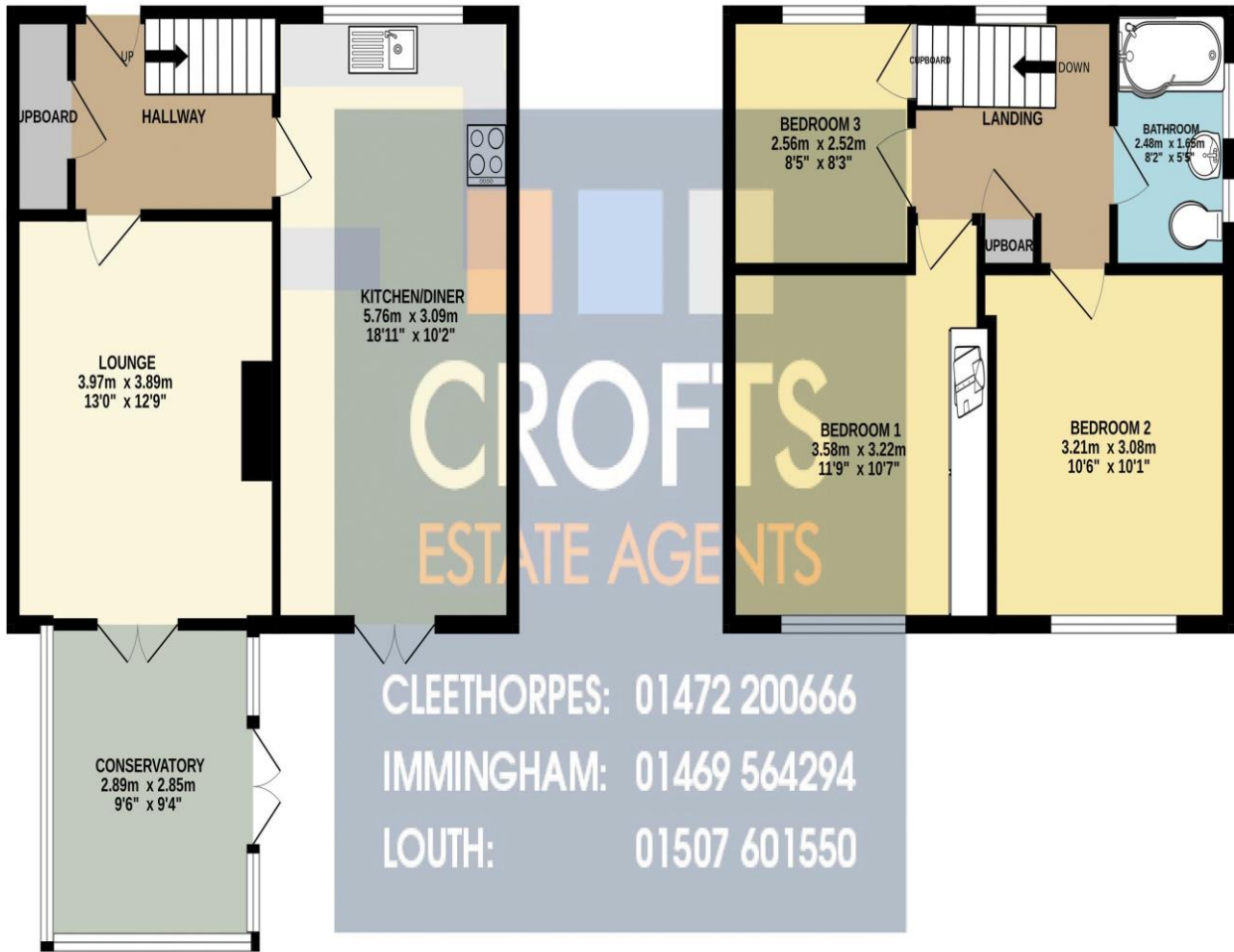
**OPEN 7 DAYS A WEEK**

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  
48.9 sq.m. (527 sq.ft.) approx.

1ST FLOOR  
40.7 sq.m. (438 sq.ft.) approx.



TOTAL FLOOR AREA : 89.6 sq.m. (965 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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