



# CROFTS ESTATE AGENTS

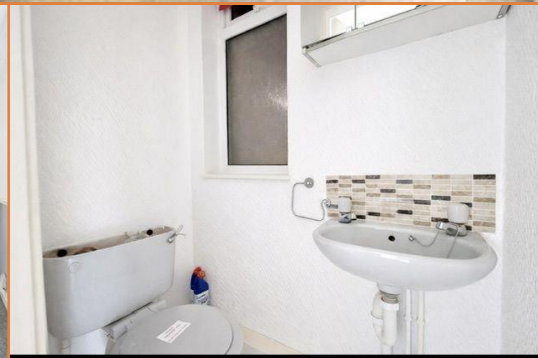
PASSIONATE ABOUT PROPERTY

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



516 Laceby Road  
Grimsby  
DN34 5PN

£125,000

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 Description

A rare opportunity to acquire a deceptively spacious four-bedroom mid-terrace home, ideally positioned within easy reach of excellent local amenities, a nearby supermarket, well-regarded schools and colleges, and frequent bus links providing convenient access to the town centre. This substantial property offers far more accommodation than first meets the eye. A welcoming and generously proportioned entrance hall sets the tone, creating an immediate sense of space. To the ground floor, a convenient cloakroom adds practicality for family living and visiting guests. The kitchen provides ample storage and workspace, with excellent potential to modernise or personalise to suit individual tastes. Spanning the rear of the property, the impressive lounge dining room offers a superb open-plan living and entertaining space, filled with natural light and perfectly suited to both everyday family life and larger gatherings. To the first floor, the landing leads to four good-sized bedrooms, offering flexibility for growing families, home working, or guest accommodation. The family bathroom is fitted with a suite that includes a separate shower, catering comfortably to busy households. Externally, the property continues to impress. The rear garden features a paved patio area immediately behind the house, ideal for outdoor seating and summer dining,

leading onto an extensive lawn providing excellent space for children and recreation. Two brick-built outbuildings offer valuable storage or workshop potential. To the front, a block-paved driveway provides off-road parking, complemented by a neat lawned garden. Offering generous proportions, outdoor space and superb convenience, this is a fantastic opportunity to secure a sizeable family home in a well-connected and established location.

### Entrance hall

9' 3" x 8' 3" (2.82m x 2.52m)

uPVC frosted door, grey and white decor to coving and dado rail, grey and blue tiled floor and pendant light.

### Lounge

21' 5" x 12' 4" (6.52m x 3.75m)

A large front to back lounge has uPVC window to the front, white and grey decor with dado rail and coving, grey carpet, two radiators, two pendant lights with ceiling roses, uPVC full length window and door to the rear patio area and brick fireplace with open fire and tile hearth.

**Kitchen**

11' 9" x 11' 2" (3.59m x 3.40m)

Wood wall and base units with black work top and one and half sink drainer and grey splash back tiling over. The room has an electric hob, electric oven grill, space for washing machine and tall fridge freezer, burnt orange tiled floor, uPVC frosted door and uPVC window to the rear, white and grey decor with coving, ceiling light and radiator.

**Cloakroom**

4' 6" x 2' 8" (1.36m x 0.81m)

Grey sink and WC, white decor, splash back tiling, uPVC frosted window and blind, herringbone style wood effect vinyl floor, white decor to coving and ceiling light.

**Stairs and landing**

Stairs lead up to first floor landing area with pendant light and loft access.

**Bedroom One**

10' 10" x 12' 4" (3.29m x 3.75m)

With wood laminate flooring, cream decor with feature wall to coving, five down lights, uPVC window to the front, radiator and fitted shower with white splash back tiling.

**Bedroom Two**

11' 2" x 10' 5" (3.40m x 3.18m)

With white decor and feature wall to coving, grey carpet, uPVC window to the front radiator and pendant light.

**Bedroom Three**

10' 4" x 9' 2" (3.15m x 2.79m)

With grey carpet, grey decor to coving, uPVC window, pendant light and radiator.

**Bedroom Four**

10' 0" x 6' 6" (3.04m x 1.97m)

With blue decor to coving, wood laminate, uPVC window, pendant light and radiator.

**Family Bathroom**

5' 5" x 10' 1" (1.64m x 3.08m)

With green and beige tiled walls, the bathroom has white three piece suite with enclosed separate corner shower, green tiled floor, three ceiling lights, frosted uPVC and radiator

**Rear garden**

Large raised slab patio, wall and fence to all sides, lawn area with slab paths to brick built outbuildings and gate to the front to the alleyway.

**Front garden and parking**

Block paved driveway for one car with open front, lawn, hedge to front and side with mature planting.



### 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](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 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.**





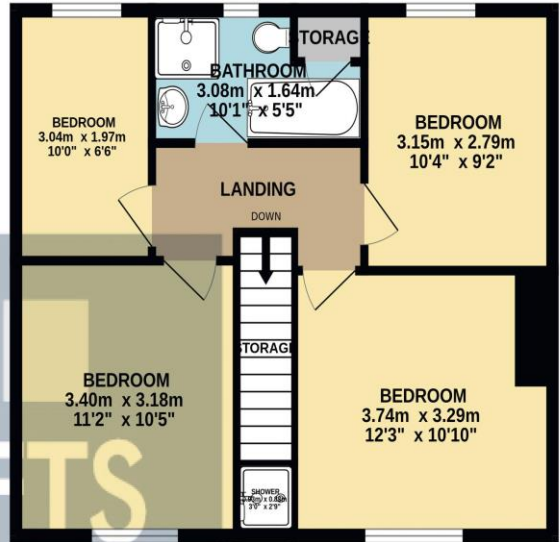
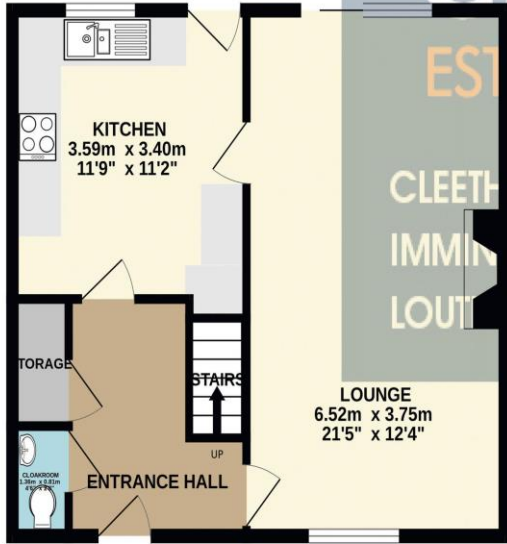
**OPEN 7 DAYS A WEEK**

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  
54.4 sq.m. (585 sq.ft.) approx.

1ST FLOOR  
50.2 sq.m. (540 sq.ft.) approx.



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ESTATE AGENTS  
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IMMINGHAM: 01469 564294  
LOUTHBOROUGH: 01507 601550

TOTAL FLOOR AREA: 104.6 sq.m. (1126 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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