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



Kristine Close

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DN32 9SD

£125,000

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Property Introduction

Crofts Estate Agents are delighted to present this lovely two-bedroom end-link home, built in 2019 and well maintained throughout. Offering the remainder of its 10-year NHBC-style building warranty, this is a fantastic opportunity to purchase a modern, move-in-ready home with added peace of mind. Perfectly positioned in a sought-after central Grimsby location, the property enjoys easy access to highly regarded schools, an excellent range of local amenities, regular transport links, and convenient routes to both Grimsby Town Centre and the popular seaside resort of Cleethorpes. Whether you're a first-time buyer, professional couple, downsizer, or small family, this home is sure to impress. Step inside and you'll immediately appreciate the bright and welcoming atmosphere. The entrance porch opens into a spacious living room, creating the perfect space to relax and unwind. Beyond, an inner hallway provides access to a useful ground-floor WC, practical storage cupboard, and staircase to the first floor. At the heart of the home is the stylish contemporary kitchen diner, beautifully fitted with modern units and offering ample room for family dining and entertaining. French doors open directly onto the rear garden, seamlessly blending indoor and outdoor living and making the most of sunny days and summer evenings. The first floor boasts two generously sized double bedrooms, both presented to a high standard, alongside a sleek and modern three-piece family bathroom finished in tasteful neutral tones. Outside, the property continues to impress. To the front, a lengthy driveway provides ample off-road parking, while the enclosed rear garden

offers a private and secure space ideal for relaxing, entertaining guests, or enjoying al fresco dining. Benefiting from gas central heating, uPVC double glazing, modern décor throughout, and a superb location, this exceptional home is ready for its next owners to simply move in and enjoy from day one. Early viewing is highly recommended.

Entrance Porch

Composite entry door to the front elevation along with double glazed window to the side. Inner door through to the lounge.

Lounge

11' 0" x 11' 1" (3.36m x 3.37m)

Neutrally decorated and offering uPVC double glazed window to the front elevation. Central heating radiator.

Inner Hallway

With central heating radiator, staircase to the first floor and having doors to a good sized storage cupboard, cloakroom and dining kitchen.

Cloakroom

With tiled splashback the cloakroom is equipped with a close coupled w.c and vanity wash hand basin. Down lighting.

Kitchen/Diner

10' 1" x 11' 1" (3.07m x 3.37m)

Running across the width of the property, the dining kitchen has uPVC double glazed French doors and a window to the rear elevation. Offering a good complement of fitted wall and base units with contrasting work surfacing with inset one and a half stainless steel sink and drainer. Integrated oven and four ring gas hob with chimney extractor over. Tiled splashback. Plumbing for a washing machine, integrated fridge/freezer and dishwasher. Down lighting to the ceiling. Central heating radiator.

First Floor Landing

Offering useful storage cupboard.

Bedroom One

11' 0" x 11' 1" (3.36m x 3.37m)

The larger of the two bedrooms is to the front and enjoys two double glazed windows allowing for ample natural light to brighten the room. Central heating radiator.

Bedroom Two

8' 1" x 11' 1" (2.47m x 3.37m)

uPVC double glazed window to the rear elevation. Central heating radiator. Loft access.

Bathroom

5' 10" x 7' 1" (1.78m x 2.15m)

The family bathroom is equipped with a panelled bath with shower and screen over, close coupled w.c and a vanity wash hand basin. Down lighting to the ceiling. Tiled splashback. Central heating radiator.

Outside

The open plan styled front garden allows for ample off road parking for two/three cars, whilst the rear garden enjoys a sunny aspect and has lawn and patio areas ideal for outdoor entertaining.

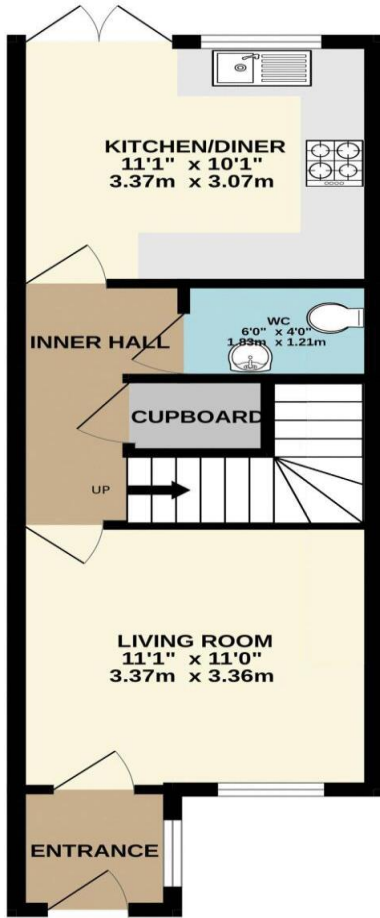
Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

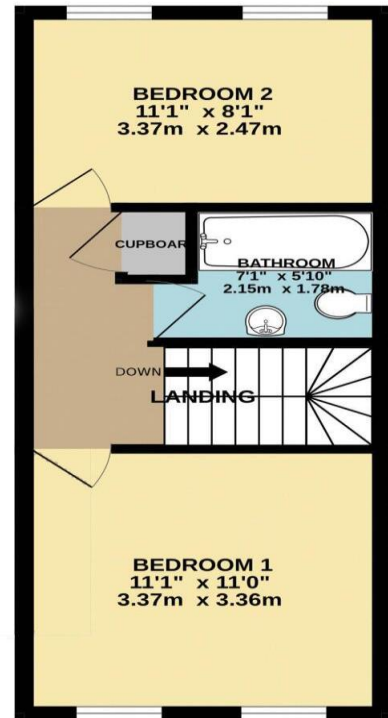
Services



GROUND FLOOR
369 sq.ft. (34.3 sq.m.) approx.



1ST FLOOR
323 sq.ft. (30.0 sq.m.) approx.



TOTAL FLOOR AREA : 693 sq.ft. (64.3 sq.m.) 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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Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		