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



Southfield Road

Grimsby
DN33 2PW

Offers in the Region Of £190,000

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Property Introduction

A Charming Cottage-Style Semi-Detached Home

For sale with Crofts estate agents, this enchanting semi-detached house offers all the warmth and character of a traditional cottage, paired with the comfort and convenience of modern living. Nestled in a peaceful and highly sought-after location, the home enjoys close proximity to excellent public transport links, and a range of local amenities. Stepping through the entrance porch, takes you into a generous reception room which immediately sets the tone with its inviting open-plan layout. A traditional log burner, exposed wooden beams, and dual-aspect windows create a cosy yet light-filled space, perfect for both everyday living and entertaining. The kitchen is thoughtfully designed, providing ample worktop space along with dedicated areas for an oven, washer, and dryer. A useful rear lobby adds additional storage and offers direct access to the rear garden and to a ground floor cloakroom. Upstairs, the property features two well-proportioned double bedrooms. The main bedroom is a spacious double with built-in storage, while the second double bedroom is bright and airy, filled with natural light. The modern bathroom is fitted with a corner shower, heated towel rail, WC, and vanity sink. Outside, the property continues to impress. The enclosed garden provides a private retreat, ideal for relaxation or outdoor entertaining, while the driveway and garage offer security and ease for homeowners. With UPVC double glazing and gas central heating throughout, the home promises year-round comfort and efficiency. This is a property that appeals to a wide variety of buyers. First-time buyers will appreciate its

charm and modern touches, families will value the space and tranquil setting, and retirees will find its peaceful location and low-maintenance appeal especially attractive. Combining character, comfort, and convenience in equal measure, this semi-detached house is more than just a home – it is a lifestyle opportunity waiting to be embraced.

Entrance Porch

uPVC double glazed entry door to the front elevation and two further windows to the side.

Living/Dining Room

15' 1" x 22' 3" (4.586m x 6.790m) maximums
A lovely sized room offering more than ample space to be able to accommodate both a dining and living area. Two uPVC double glazed windows to the front elevation. Attractive wood flooring. Pleasantly presented along with a beamed ceiling, a focal point of the room is creating by the fireplace incorporating a log burner.

Lobby

Door leading through to the kitchen. Understairs storage space.

Kitchen

10' 0" x 12' 10" (3.046m x 3.899m)
Offering a range of fitted wall and base units finished in a white gloss with contrasting work surfacing with inset sink and drainer. Space for a gas cooker. Splashback tiling. Coving and down

lighting to the ceiling. Plumbing and space for a washing machine and tumble dryer. uPVC double glazed window to the rear elevation.

Rear Lobby

5' 7" x 4' 8" (1.70m x 1.41m)

Offering fitted base units with work surfacing over, this is an ideal space for those wishing to do so to convert into a utility room or similar. uPVC double glazed window to the side elevation and composite entry door to the rear.

Cloakroom

3' 6" x 4' 7" (1.064m x 1.400m)

Fitted with a close coupled w.c and wall mounted wash basin. Ideal gas boiler. uPVC double glazed window to the side elevation.

First Floor Landing

uPVC double glazed window to the rear elevation. Loft access.

Bedroom One

12' 3" x 11' 3" (3.730m x 3.439m)

The first of the double bedrooms has a uPVC double glazed window to the front elevation. Central heating radiator.

Bedroom Two

8' 9" x 10' 9" (2.655m x 3.270m)

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

Bathroom

6' 0" x 6' 2" (1.834m x 1.883m)

uPVC double glazed window to the rear elevation. Fitted with close coupled w.c, vanity wash hand basin and a corner shower with electric shower. Tiling to the walls. White central heating towel radiator. Down lighting to the ceiling.

Outside

One of the selling points to this lovely home has to be that of its gardens, with a large frontage having lawn, driveway and an abundance of established shrubs, trees and plants. The driveway continues down the side of the property and onto the detached garage. To the rear there is another lovely sized garden which enjoys a sunny aspect and a great degree of privacy, again offering lawn, shrubs and plants. Detached brick garage.

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 B: To confirm council tax banding for this property please view the website 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 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
48.3 sq.m. (520 sq.ft.) approx.

1ST FLOOR
30.9 sq.m. (332 sq.ft.) approx.



TOTAL FLOOR AREA: 79.2 sq.m. (853 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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