



# CROFTS ESTATE AGENTS

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



41 Corinthian Avenue  
Grimsby  
DN34 4QT

Offers in the Region Of  
£130,000

**\*Your Dream Home Awaits in a Perfect Location!\*** Are you a first-time buyer looking for that something special? Look no further! This charming three-bedroom mid-terrace house is nestled in a quiet cul-de-sac location, just a short walk from Grimsby town centre and all its amenities. With regular bus routes passing at the end of the road, commuting couldn't be easier. Freshly decorated throughout, this property boasts a welcoming hallway, spacious dining room, and a separate lounge with a stunning large curved bay window. The modern kitchen is perfect for culinary delights. Upstairs, two double bedrooms and a good-sized single room provide ample space, while the bathroom with shower over the bath adds convenience. The beautifully presented front garden features nature-inspired planting, while the south-facing rear garden is a haven, complete with quality raised decking, a neat lawn, borders, and good-quality fencing. Don't miss this fantastic opportunity to own a home in a perfect location. Contact us today to arrange a viewing and make this house your dream home!

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 :

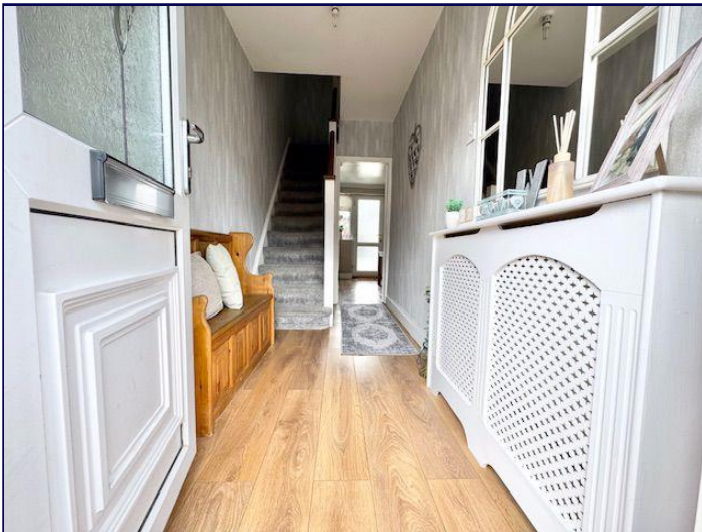
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#### Entrance hall

11' 11" x 5' 2" (3.64m x 1.58m)

A pleasant entrance has frosted uPVC front door and two windows, grey decor, radiator with cover and pendant light.

#### Dining room

11' 4" x 15' 7" (3.45m x 4.76m)

A lovely space with space for large dining table and chairs has wood laminate flooring, neutral decor to coving, glazed French doors from the lounge, uPVC frosted door to the rear garden, radiator with cover, uPVC window, pendant light with ceiling rose and feature painted brick fireplace with adjacent storage cupboard.

#### Lounge

12' 0" x 10' 1" (3.65m x 3.07m)

The lounge has large curved uPVC bay window to the front, grey decor with coving, wood laminated, fan light and radiator.

#### Kitchen

12' 9" x 6' 10" (3.89m x 2.09m)

With wood wall and base units to three sides with dark grey work tops, matching splash back returns and sink drainer over, the kitchen has an integral electric oven grill, electric hob with extractor over with space for washing machine, dishwasher and dryer. The room has cream tiled flooring, uPVC window to the side and rear with blind, radiator and neutral decor.

#### Stairs and landing

The areas have grey carpet, grey decor and pendant light.

#### Bedroom One

11' 7" x 9' 11" (3.53m x 3.03m)

The largest room has grey carpet, neutral decor, radiator, pendant light and uPVC window to the rear.

#### Bedroom Two

11' 10" x 8' 2" (3.60m x 2.50m)

Having pink decor, grey carpet, uPVC window with blind to the front, coving, pendant light and radiator.

#### Bedroom Three

8' 8" x 7' 1" (2.65m x 2.17m)

A good sized third bedroom has grey carpet, green decor to coven, uPVC window with blind to the front, pendant light and radiator.

#### Family Bathroom

5' 4" x 5' 4" (1.62m x 1.62m)

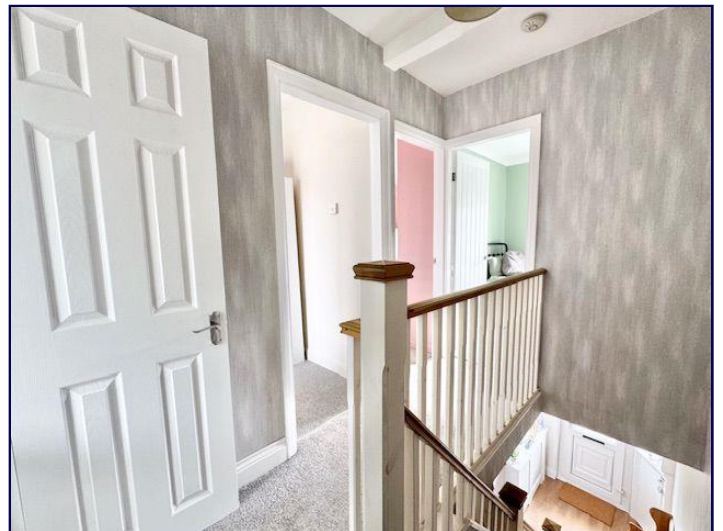
The bathroom has a white three piece bathroom suite with electric shower over the bath and white splash back tiling. The room has uPVC frosted window to the rear, grey wood effect vinyl, ceiling light, loft access and radiator.

**Front garden**

The front garden has concrete path to the front door with a gravel garden area with mature planting to the front and side providing a good degree of privacy. There are wall boundaries with iron gate.

**Rear garden and decking**

A stunning south facing rear garden starts with decking to the back of the house providing space to relax and dine, deck steps take you down to the lawn area which has soil and gravel border areas, timber shed and has quality timber fencing to all sides plus gate to alleyway.





**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.

**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)



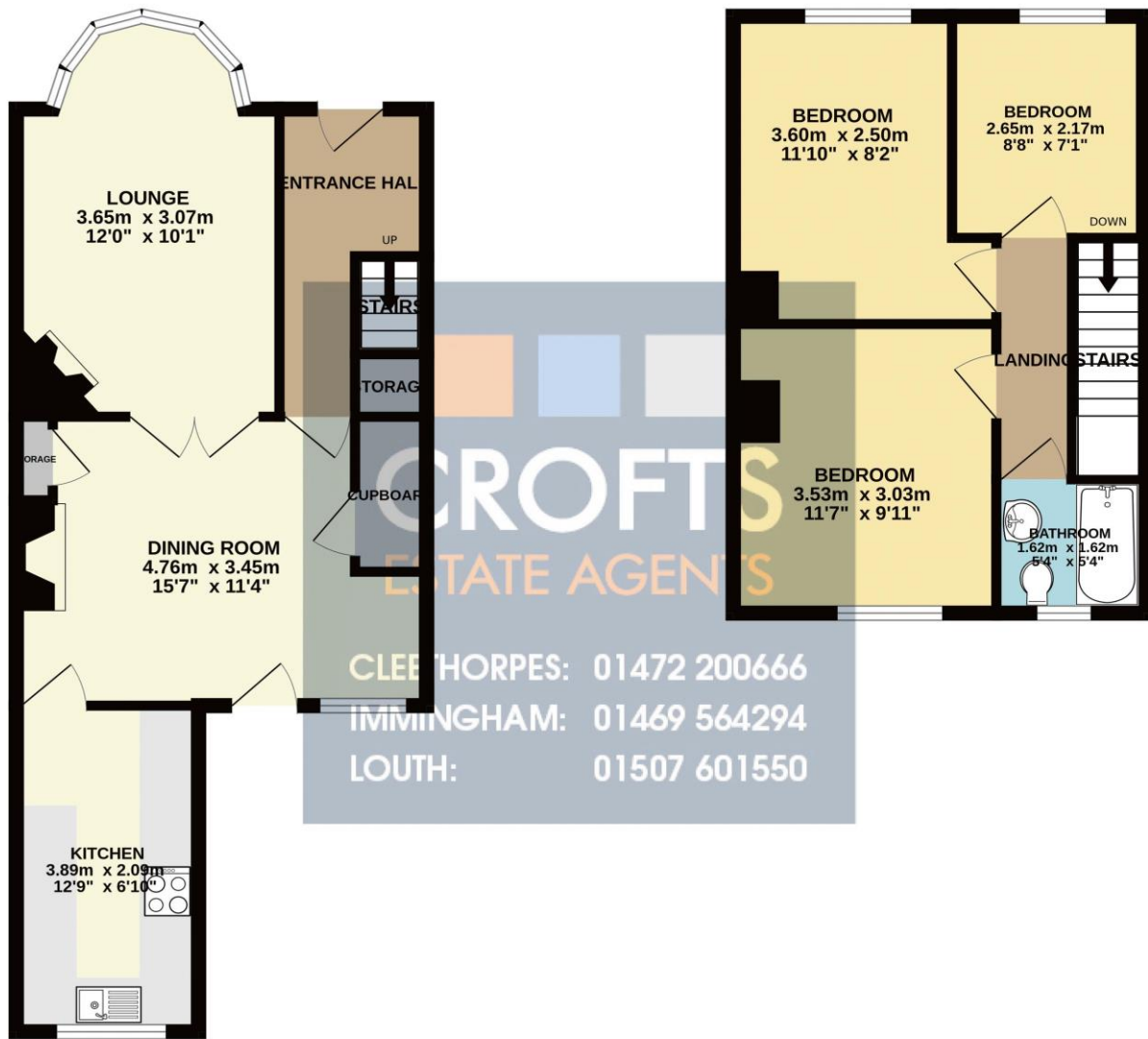


OPEN 7 DAYS A WEEK

Monday to Thursday	9am to 5.30pm (Tuesday opening 9.30am)
Friday	9am to 6.00pm
Saturday	9am to 3.00pm
Sunday	11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR  
43.0 sq.m. (463 sq.ft.) approx.

1ST FLOOR  
33.5 sq.m. (360 sq.ft.) approx.



TOTAL FLOOR AREA : 76.4 sq.m. (823 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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