



Newton Grove

Grimsby
DN33 1DB

Offers in Excess of £137,000

FANTASTIC REAR GARDEN - SUPERBLY APPOINTED THROUGHOUT - IDEAL FOR A YOUNG FAMILY - Crofts estate agents are delighted to offer for sale what is without a doubt one of the finest properties of its kind within the area today. A superbly appointed semi detached property located within this ever popular residential estate. Located within close proximity to many local amenities and schools. Internal viewing will reveal the entrance hall, lounge, dining room, kitchen, utility and WC all to the ground floor. To the first floor there are three good sized bedrooms and the bathroom. With an abundance of off road parking and a fantastic sized rear garden for a family with a large outbuilding with power ideal for a home bar. The property also benefits from uPVC double glazing and gas central heating.

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 :

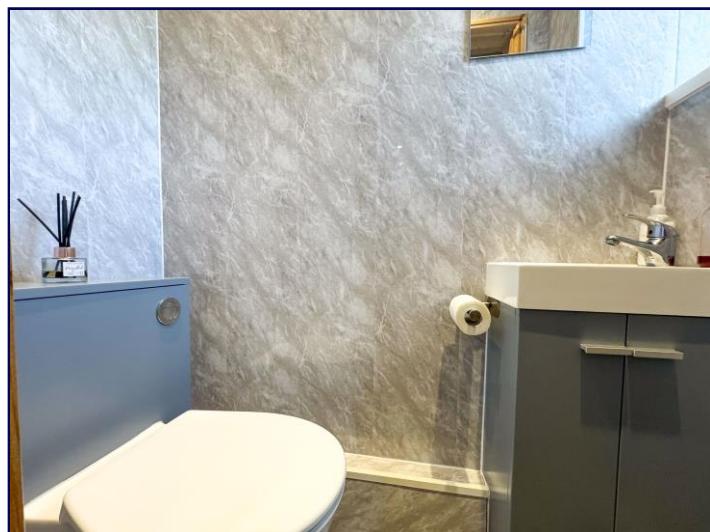
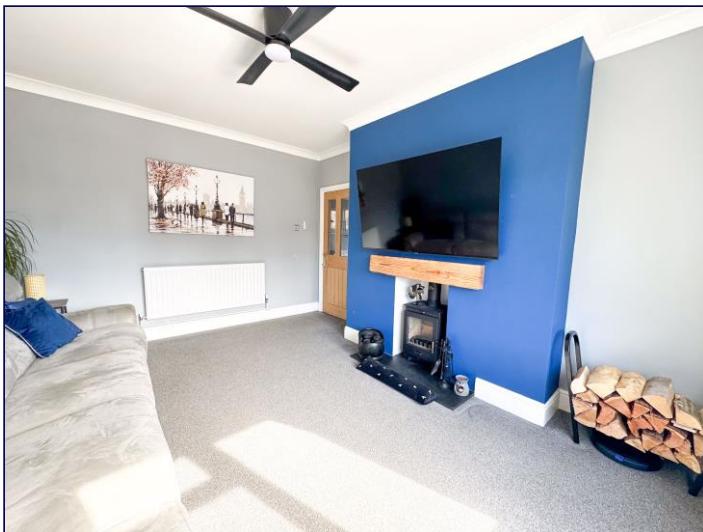
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Entrance Hall

Entering the property reveals a radiator and laminate flooring. There is also access to the under stairs cupboard.

Dining Room

11' 5" x 10' 7" (3.47m x 3.22m)

The dining room has a window to the front elevation, coving to the ceiling, a radiator and laminate flooring.

Lounge

14' 10" x 11' 5" (4.53m x 3.48m)

The lounge has a window to the front elevation, coving to the ceiling, a radiator and a carpeted floor. There is also a multi fuel burner.

Kitchen

8' 6" x 10' 4" (2.60m x 3.14m)

The kitchen has a window to the rear elevation, laminate flooring and a range of fitted units with a sink and drainer, an electric oven and a gas hob with an extractor over.

Utility room

3' 1" x 5' 7" (0.93m x 1.70m)

The utility room has plumbing for a washing machine and laminate flooring.

WC

4' 11" x 2' 4" (1.49m x 0.72m)

The WC has an opaque window to the rear elevation, laminate flooring, a WC and a vanity basin.

First Floor Landing

With a window to the rear elevation, access to the loft, a carpeted floor and access to a cupboard.

Bedroom One

11' 7" x 10' 10" (3.54m x 3.29m)

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

Bedroom Two

11' 5" x 10' 8" (3.49m x 3.24m)

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

Bedroom Three

8' 7" x 10' 10" (2.61m x 3.29m)

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

Bathroom

8' 7" x 5' 2" (2.61m x 1.58m)

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Immingham 01469 564294
Louth 01507 601550

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The bathroom has an opaque window to the rear elevation, a heated towel rail and laminate flooring. There is also a WC, vanity basin and a bath with a mains shower and a glass screen.

Summer House

13' 9" x 13' 5" (4.19m x 4.08m)

With French doors and two windows, electrics and all in all a great space to create anything from a home bar to a games room to a workshop.

Outside

The front is low maintenance and provides an abundance of off road parking space. The rear garden is enclosed by perimeter fencing with a lawn and a lovely decked area ideal for alfresco dining.

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, 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 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.



GROUND FLOOR
60.7 sq.m. (653 sq.ft.) approx.

1ST FLOOR
43.8 sq.m. (472 sq.ft.) approx.



TOTAL FLOOR AREA : 104.5 sq.m. (1125 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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