



## Rutland Street

Grimsby  
DN32 7LE

Offers in the Region Of £79,950

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## Property Introduction

Offered with no forward chain, this well-presented three-bedroom mid-terrace home on Rutland Street, Grimsby, blends period charm with modern comfort. Built in 1901, the property boasts spacious accommodation ideal for families, first-time buyers or investors. The ground floor comprises a welcoming lounge accessed from the sitting room, and a bright, modern kitchen-diner—perfect for everyday living and entertaining. A convenient ground floor WC completes the downstairs layout. Upstairs, you'll find three generous double bedrooms and a stylish modern shower room, all presented in excellent condition. The home benefits from uPVC double glazing and a gas central heating system, with the boiler installed in 2021, ensuring efficiency and reliability. Externally, the property enjoys both front and rear gardens, offering outdoor space to relax or personalise. Located in a popular residential area, the home is close to local amenities, schools, and transport links, making it a practical and attractive option. This characterful yet contemporary property is ready to move into—book your viewing today to fully appreciate the space and potential on offer.

## Entrance Hall

Entering the property through the entrance porch reveals coving to the ceiling, a radiator and a carpeted floor. There is also access to the under stairs cupboard.

## Kitchen/Diner

21' 11" x 9' 1" (6.69m x 2.76m)

The kitchen-diner has two windows to the side elevation, a radiator and both laminate and tiled flooring. There is a modern cream high gloss fitted kitchen with plenty of counter space with a sink and drainer and both plumbing for a washing machine and dish washer. There is also a space for a dining table and chairs.

## Lobby

With a door to the rear garden and a continuation of the tiled floor.

## WC

With an opaque window to the side elevation, a WC and tiled flooring.

## Sitting Room

12' 0" x 9' 5" (3.67m x 2.87m)

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

## Lounge

12' 11" x 11' 9" (3.94m x 3.57m)

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

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## First Floor Landing

The first floor landing has access to the loft and a carpeted floor.

### Bedroom One

13' 7" x 13' 0" (4.15m x 3.97m)

Bedroom one has a window to the front elevation, a radiator and vinyl flooring. There is also an extensive range of fitted furniture.

### Bedroom Two

11' 11" x 9' 6" (3.64m x 2.89m)

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

### Bedroom Three

11' 7" x 9' 1" (3.52m x 2.78m)

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

### Shower Room

6' 2" x 5' 8" (1.88m x 1.73m)

The shower room has an opaque window to the side elevation, modern wall boarding and tiled walls, a heated towel rail and laminate flooring. There is also a modern suite with a WC, vanity basin and a walk in shower enclosure with a mains shower. There is also a built in cupboard.

### Outside

With a tidy low maintenance front garden accessed through a gate with a block paved area. The rear garden has a lawn, established shrubs and is enclosed by perimeter brick walls and fencing with a gate to the rear.

### 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.



GROUND FLOOR  
56.7 sq.m. (610 sq.ft.) approx.

1ST FLOOR  
48.6 sq.m. (524 sq.ft.) approx.



**CROFTS**  
ESTATE AGENTS

CLEETHORPES: 01472 200666

BIRMINGHAM: 01469 564294

OUTH: 01507 601550

TOTAL FLOOR AREA: 105.3 sq.m. (1134 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		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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