# CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

CLEETHORPES 01472 200666

IMMINGHAM 01469 564294

LOUTH 01507 601550

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



Elder Road

Grimsby DN34 4GE

£200,000

Crofts estate agents are delighted to offer for sale this modern and spacious detached property which is located within a popular area and close to the town of Grimsby. Ideally suited to a young family, this property is expected to be popular and comes with viewing highly recommended. Nearby there are a wide variety of local amenities schools and doctors. A good thing to note is the superior corner plot this property stands within compared to many others with smaller gardens. Internal being will reveal the lounge, kitchen-diner, WC, three bedrooms, one with an en-suite, bathroom and an area used as a dressing area which could be a study or with a wall erected a smaller fourth bedroom or nursery. Externally there are gardens to the front, side and rear with off road parking and the integral garage and the property also benefits from uPVC double glazing and electric heat pump system.

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: info@croftsestateagents.co.uk immingham@croftsestateagents.co.uk louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk









# **Entrance**

Entering the property reveals a radiator and vinyl flooring.

# Lounge

8' 5" x 15' 3" (2.56m x 4.64m)

The lounge has dual aspect windows to the front and rear elevation, a radiator and solid wood flooring.

# Kitchen/Diner

10' 4" x 15' 3" (3.14m x 4.65m)

The kitchen-diner has dual aspect windows to the rear and side elevation, a door to the side, a radiator and vinyl flooring. There is also a modern fitted kitchen with a one and a half sink and drainer, integral dish washer and an electric oven and hob with an extractor over.

# wc

5' 10" x 5' 9" (1.79m x 1.74m)

The WC has a radiator, vinyl flooring, a WC and basin. Built with the space to be a wet room if an owner ever required.

# **First Floor Landing**

The first floor landing has a carpeted floor and a storage cupboard.

# **Bedroom One**

12' 7" x 12' 6" (3.84m x 3.82m)

Bedroom one has a dual aspect windows to the rear and side elevation, a radiator and a carpeted floor. There is also a fitted wardrobe.

## **En-suite**

5' 6" x 4' 10" (1.68m x 1.47m)

The en-suite has an opaque window to the side elevation, a radiator and vinyl flooring. There is also a modern suite with a WC, basin and a shower cubicle with a mains shower.

# **Bedroom Two**

8' 6" x 17' 0" (2.58m x 5.18m)

Bedroom two has dual aspect windows to the front and side elevation, a radiator and a carpeted floor.

# **Bedroom Three**

10' 0" x 7' 7" (3.05m x 2.31m)

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

# **Dressing Area**

8' 3" x 7' 7" (2.52m x 2.30m)

The dressing area has a window to the rear elevation, a radiator, laminate flooring and a fitted wardrobe. This area with the addition of a wall could be used to make a fourth bedroom.



01472 200666 01469 564294 01507 601550



## **Bathroom**

5' 11" x 8' 5" (1.81m x 2.56m)

The bathroom has an opaque window to the rear elevation, a radiator and vinyl flooring. There is also a modern bathroom with a WC, basin and a bath with a glass screen and mains shower.

#### Garage

20' 2" x 8' 7" (6.15m x 2.62m)

The garage has an up and over door, door to the kitchen and door to the rear garden. There is also electric and plumbing for a washing machine.

## Outside

With a lawn to the front, path to the main entrance door and a gate into the rear garden, with a driveway providing off road parking. The rear garden is enclosed by perimeter brick walls and fencing and there is both a patio and decked area ideal for alfresco dining and an area with artificial grass.

## **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 websitewww.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**

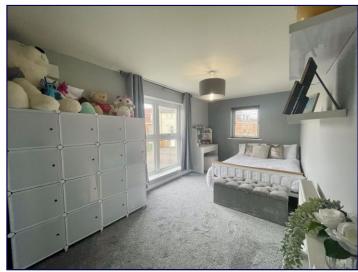
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

## **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 MORTAGE OR OTHER LOAN SECURED ON IT.









## TOTAL FLOOR AREA: 100.4 sq.m. (1080 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 terms 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.

Made with Metropix ©2024

