



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

CLEETHORPES
01472 200666

IMMINGHAM
01469 564294

LOUTH
01507 601550

SALES 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.

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 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
51.9 sq.m. (559 sq.ft.) approx.

1ST FLOOR
48.4 sq.m. (521 sq.ft.) approx.



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 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.
Made with Metropix ©2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		73 C	88 B

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS Although we have taken great care to insure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. In particular any information provided in respect of tenure, council tax, rateable values etc has been given in good faith and whilst believed to be correct, may be subject to amendment. Any references to the condition, use or appearance of the property are made for guidance only, and no warranties are given or implied by this information. It is not Crofts policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquires, in order to ensure that any necessary consents have been obtained. All measurements are approximate and are for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purpose only, and are not for any other use but guidance & illustration. Crofts have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore verify that they are in working order, or fit for their intended purpose. These details do not form any part of any contract, and unless specifically stated otherwise, furnishings and contents are not included within this sale.