



# CROFTS ESTATE AGENTS

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



**2 Conyers Avenue**

**Grimsby  
DN33 2BY**

**£225,000**

Crofts Estate Agents of Lincolnshire are delighted to bring to the market this delightfully presented traditional three bedroom semi detached house. This solidly built family home is located close to local amenities, good schools, transport links and also a short drive from Grimsby Hospital and Town centre. Briefly comprising entrance hall, lounge, sitting room, modern kitchen, utility and cloakroom to the ground floor and two double bedrooms, single bedroom and recently refurbished beautiful shower room this property presents excellent value for money in the current market. Outside is equally impressive with large south facing rear gardens having large slab patio, lawn area with outbuilding including huge 7m long brick detached garage, timber shed, greenhouse and timber summer house. A must see property that has been superbly maintained and looked after by its current owners.

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LOUTH: 12 Market Place, Louth, LN11 9PB

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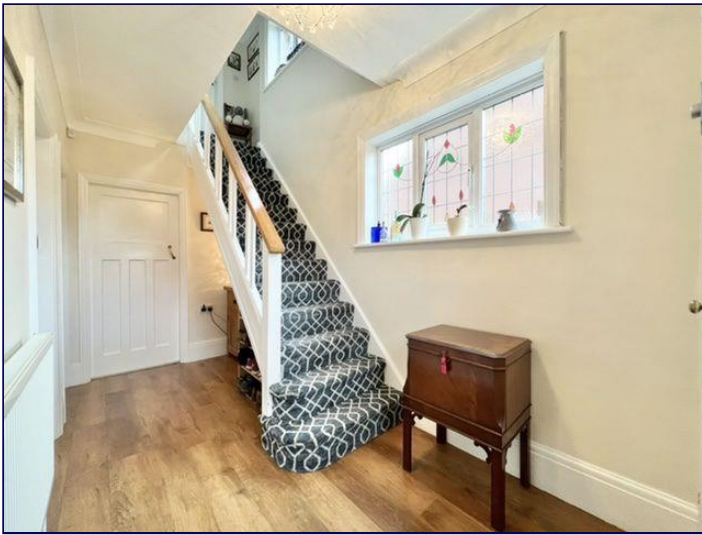
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#### Entrance Hall

13' 7" x 6' 5" (4.13m x 1.95m)

A well presented entrance hall has stairs to first floor, uPVC stained glass door to the front and stained glass window to the side, Karndeel wood effect flooring, cream decor to original coving, ceiling light, radiator and storage cupboard.

#### Lounge

11' 11" x 12' 0" (3.64m x 3.65m)

An already spacious lounge has huge walk in uPVC bay window to the front with vertical fitted blinds, cream decor to original coving, complimentary ceiling rose with pendant light, radiator, Art Deco wooden fire surround with cast iron and tiled inset and granite hearth and deep skirtings.

#### Sitting room / Dining

15' 7" x 12' 0" (4.76m x 3.65m)

A second good sized reception room has off yellow decor with feature wall to coving, contemporary granite hearth and fireplace with gas fire, radiator, two wall lights, pendant light, carpet, uPVC window, fitted vertical blinds and sliding patio doors.

#### Kitchen

12' 4" x 7' 3" (3.77m x 2.21m)

The kitchen has been fitted with a stylish pebble grey range of wall and base units with pale grey splash backs over. There is an integral electric oven grill with stainless steel and glass extractor over, integral dish washer with space for tall fridge freezer and washing machine.. The room has grey tile effect vinyl, pink decor, uPVC window to the side with blind, six down lights and radiator.

#### Utility room

5' 11" x 3' 11" (1.81m x 1.20m)

With pebble grey decor, the room has storage cupboards and work top, tile effect vinyl floor, uPVC window to the side with fitted blind and ceiling light.

#### Cloakroom

5' 9" x 2' 4" (1.76m x 0.72m)

The cloakroom has white WC, small hand-wash basin, grey laminate floor, splash back tiling, frosted uPVC window, neutral decor and ceiling light.

#### Rear lobby

2' 11" x 2' 11" (0.88m x 0.89m)

An area to the rear of the house with uPVC door, pink decor, grey laminate floor and ceiling light.

#### Stairs and landing

The stairs and landing have cream and white decor, blue carpet, stained glass window to the side, carpet and ceiling light.

#### Bedroom One

15' 7" x 12' 0" (4.76m x 3.65m)

A large double bedroom with uPVC window to the rear, fitted sliding wardrobes to one side of the room, grey decor, pink and white decor, pendant light, fitted vertical blinds and loft access.

### Bedroom Two

12' 0" x 12' 0" (3.66m x 3.66m)

The front bedroom has uPVC window and blind to the front, light beige carpet, two tone pink and white decor, built in sliding wardrobes, picture rail, radiator and pendant light.

### Bedroom Three

7' 10" x 6' 5" (2.39m x 1.96m)

A single bedroom has uPVC window and blind, picture rail, green carpet and green and white decor, radiator and pendant light.

### Shower room

7' 4" x 7' 5" (2.24m x 2.26m)

The shower room has recently been refurbished and is quite stunning. A large low threshold shower with glass screens has been fitted along with vanity sink and WC complimented by grey marble effect aqua boarded walls. There is a matte grey towel rail, white granite effect aqua boarded ceiling, four down lights, extractor, boiler cupboard and uPVC frosted window with blinds to the rear. There are storage shelves above the boiler cupboard.

### Garage

23' 2" x 8' 11" (7.07m x 2.72m)

The garage is of brick and tile construction and has roller door to the front, uPVC door to the side, uPVC window to the side, eaves storage plus power and light.

### Front garden and drive

The front of the property has low wall and iron gates to the pavement, lawn garden with planted barked borders, block pave driveway to garage with timber fences to the sides. A timber gate leads into the back garden.

### Rear garden

The large south facing rear gardens have well laid patio to the rear of the house with path to garage, garden shed and green house. The main garden is laid to lawn with planted soil borders to the sides. The the bottom of the garden is a gravel raised bed with timber summer house with the whole garden having timber fencing to about 7 foot high.

### 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.

### Viewing

By appointment only, telephone 01472 200666

### Council Tax Information

Band B: To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)

### Free Valuations

We offer a free valuation with no obligation, just call 01472 200666 or visit [www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk) seven days a week to arrange for your free valuation.

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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.

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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

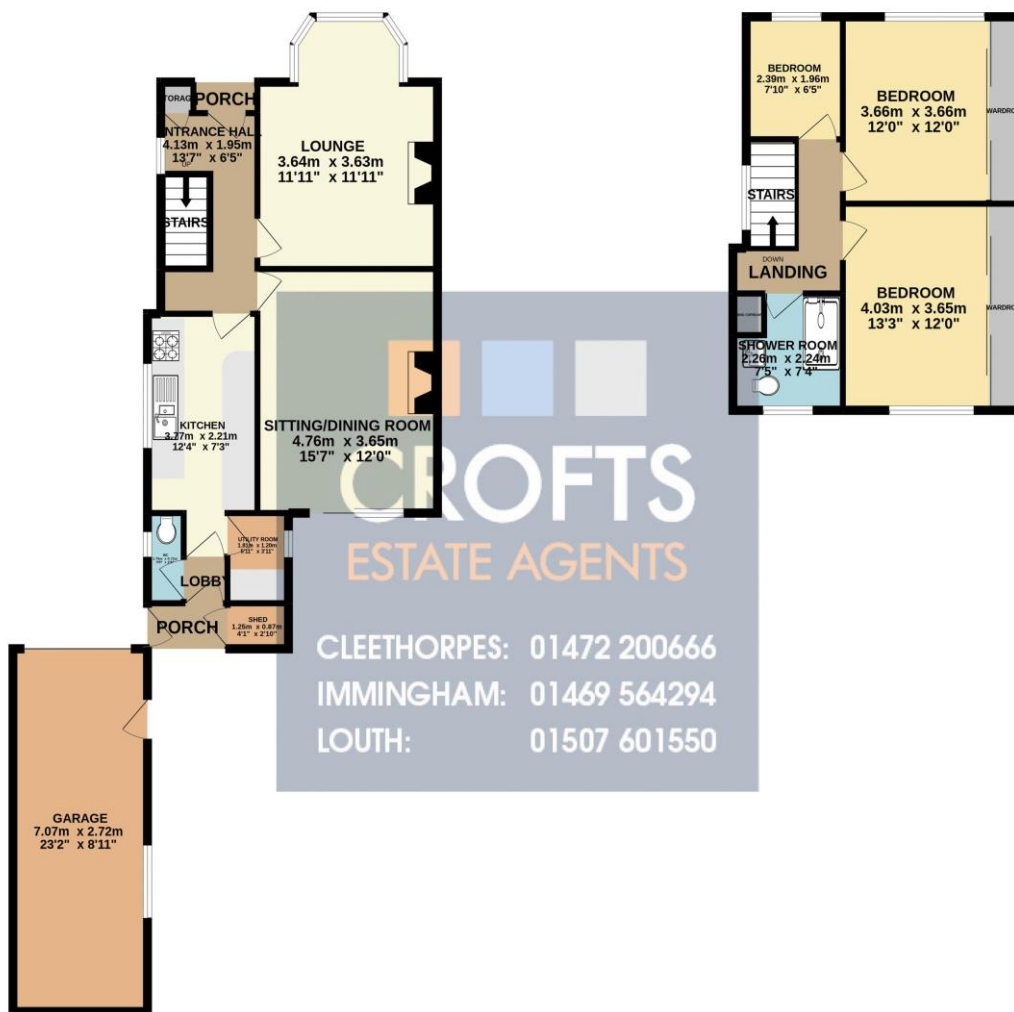
**STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**





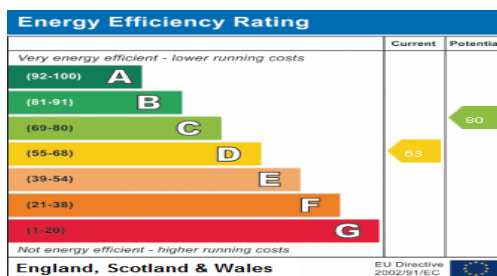
GROUND FLOOR  
76.2 sq.m. (820 sq.ft.) approx.

1ST FLOOR  
43.7 sq.m. (471 sq.ft.) approx.



TOTAL FLOOR AREA: 119.9 sq.m. (1291 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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I/ We can confirm that the information in this brochure is accurate and factually correct

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