



# CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

CLEETHORPES  
01472 200666

IMMINGHAM  
01469 564294

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01507 601550

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



Anderby Drive

Grimsby  
DN37 9ET

£159,000

**NO FORWARD CHAIN - IDEAL FOR A YOUNG FAMILY - GENEROUS GARDENS AND PARKING** - Crofts estate agents are delighted to offer for sale this spacious semi detached property which is located within a popular residential location. Nearby to a wide variety of local amenities, schools and also good road links. Internal viewing will reveal the entrance hall, WC, lounge, kitchen-diner, three bedrooms and the bathroom. With gardens to the front and rear, a driveway for off road parking and also a garage. 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 :

Email: Louth :

[info@croftsestateagents.co.uk](mailto:info@croftsestateagents.co.uk)

[immingham@croftsestateagents.co.uk](mailto:immingham@croftsestateagents.co.uk)

[louth@croftsestateagents.co.uk](mailto:louth@croftsestateagents.co.uk)

[www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk)





### Entrance Hall

Entering the property reveals a window to the side elevation, a radiator and a carpeted floor.

### WC

With an opaque window to the side elevation, a WC and a carpeted floor.

### Lounge

16' 0" x 12' 0" (4.87m x 3.67m)

The lounge has a window to the front elevation, coving to the ceiling, a radiator and a carpeted floor. There is also a feature fire place.

### Kitchen/Diner

9' 11" x 18' 7" (3.01m x 5.67m)

The kitchen-diner has dual aspect windows to the side and rear elevation, door to the side, two radiators and vinyl flooring. There is also a range of fitted units with a sink and drainer, an electric oven and hob. There is also space for a dining table and chairs and access to the under stairs cupboard.

### First Floor Landing

The first floor landing has a window to the side elevation and a carpeted floor.

### Bedroom One

15' 5" x 9' 3" (4.71m x 2.83m)

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

### Bedroom Two

10' 4" x 11' 1" (3.16m x 3.38m)

Bedroom two has a window to the rear elevation, a radiator and a carpeted floor. There is also a fitted cupboard.

### Bedroom Three

9' 10" x 9' 0" (2.99m x 2.74m)

Bedroom three has a window to the front elevation, a radiator and a built in cupboard.

### Bathroom

5' 5" x 7' 2" (1.66m x 2.18m)

The bathroom has an opaque window to the rear elevation, a WC, basin and a bath. There is also access to the loft.

### Lean to

A lean to provides access from the front to the rear with a door at both ends. Running the length of the garage.

### Garage

21' 5" x 7' 10" (6.53m x 2.38m)

The garage has an up and over door, windows to the side and rear and a door into the lean to.

### Outside

A gated driveway to the front provides access to the driveway with ample off road parking and also a lawn. The rear garden has a further lawn with a patio area ideal for alfresco dining, enclosed by perimeter 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.

### 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](http://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](http://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

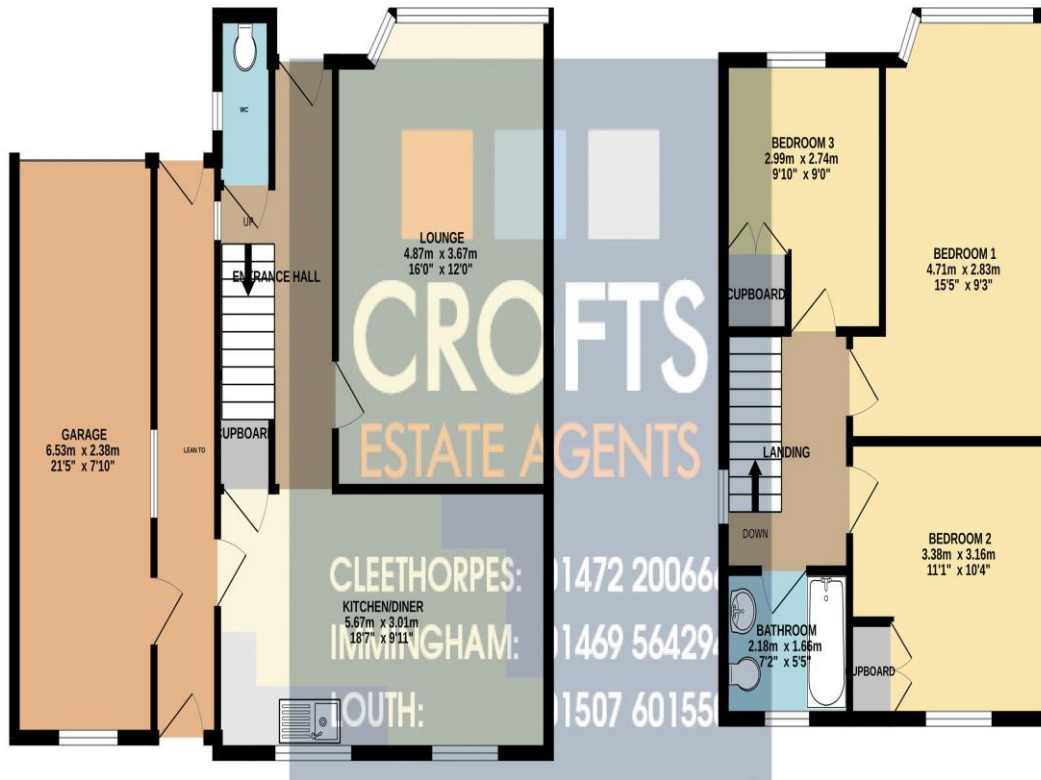
**STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**





GROUND FLOOR  
69.6 sq.m. (749 sq.ft.) approx.

1ST FLOOR  
42.9 sq.m. (462 sq.ft.) approx.



TOTAL FLOOR AREA: 112.5 sq.m. (1211 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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