



## Kristine Close

Grimsby  
DN32 9SD

Offers in the Region Of £159,950

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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Email: Immingham :

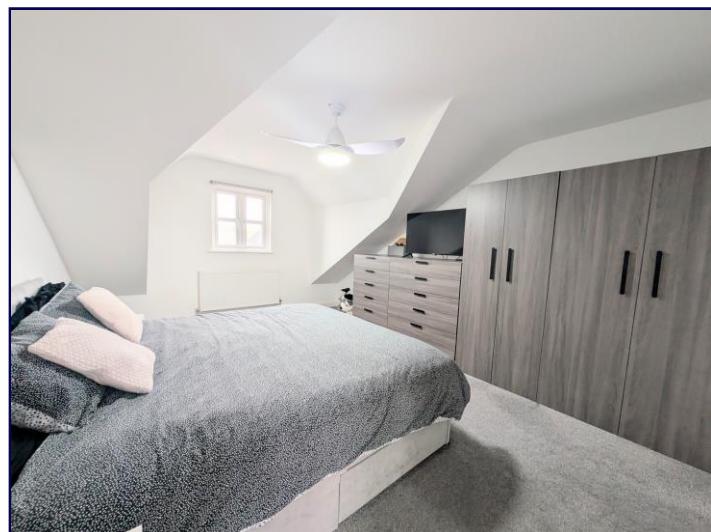
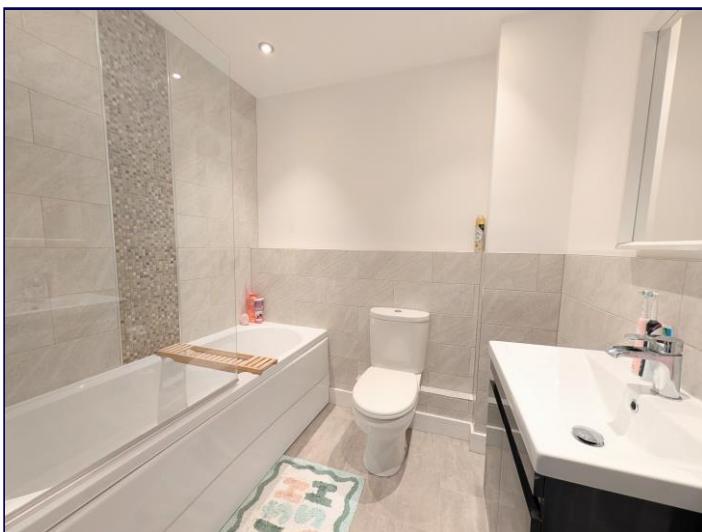
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## Property Introduction

Situated on the popular Kristine Close in Grimsby, this modern three-bedroom semi-detached home, built in 2019, offers stylish and well-planned accommodation set across three floors, perfect for families and professionals alike. The ground floor comprises a welcoming entrance hall leading to a bright and comfortable lounge, ideal for relaxing or entertaining. To the rear, the contemporary kitchen is fitted with modern units and provides ample space for dining, with access to the garden. A convenient ground floor WC completes this level. To the first floor are two well-proportioned double bedrooms and a modern family bathroom fitted with a sleek three-piece suite. The second floor is dedicated to an impressive principal bedroom, offering privacy and generous space, along with its own en-suite shower room. Externally, the property benefits from a tidy, low-maintenance rear garden, perfect for outdoor enjoyment. To the front, there is off-road parking. Well-presented throughout and ready to move into, this attractive home combines modern living with practical space in a sought-after residential location.

## Entrance Porch

Entering the property reveals a window to the side and vinyl flooring.

## Lounge/Diner

12' 0" x 13' 6" (3.67m x 4.12m)

The lounge-diner has a window to the front, a radiator and a carpeted floor.

## Hall

With a storage cupboard, a radiator and a carpeted floor.

## WC

4' 7" x 6' 2" (1.39m x 1.88m)

The WC has a heated towel rail, vinyl flooring, a WC and basin.

## Kitchen

11' 11" x 8' 3" (3.63m x 2.51m)

The kitchen has a window and door to the rear, a radiator and vinyl flooring. There is also a modern fitted kitchen with a sink and drainer, dishwasher, washing machine, fridge-freezer and an electric oven and hob with an extractor over.

## First Floor Landing

With a carpeted floor and access to the airing cupboard.

## Bedroom Two

11' 2" x 12' 0" (3.41m x 3.67m)

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

## Bedroom Three

8' 5" x 12' 0" (2.57m x 3.67m)

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Bedroom three has two windows to the rear, a radiator and a carpeted floor. There is also access to the loft.

#### Bathroom

6' 11" x 7' 6" (2.10m x 2.28m)

The bathroom has partially tiled walls, a heated towel rail and vinyl flooring. There is also a WC, vanity basin and a bath with a glass screen and mains shower.

#### Second Floor landing

Carpeted stairs lead to the second floor.

#### Bedroom One

15' 11" x 12' 1" (4.86m max x 3.69m)

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

#### En-suite

7' 6" x 4' 5" (2.29m x 1.35m)

With a heated towel rail, vinyl flooring, a WC, basin and a shower cubicle with a mains shower.

#### Outside

To the front there is a low maintenance space for parking. The rear garden is enclosed by perimeter fencing and brick walls with a lawn and a patio area ideal for alfresco dining.

#### 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.

#### 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)

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**Forge Financial Solutions** will act on your behalf, providing expert advice on mortgages and other financial matters, ensuring you receive tailored guidance and support throughout the process.

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GROUND FLOOR  
38.1 sq.m. (410 sq.ft.) approx.

1ST FLOOR  
36.2 sq.m. (390 sq.ft.) approx.

2ND FLOOR  
24.3 sq.m. (262 sq.ft.) approx.



TOTAL FLOOR AREA: 98.7 sq.m. (1062 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate, and no responsibility is taken for any error, omission or mis-statement. The plan is for guidance purposes only. Services and fixtures 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		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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