



# 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



Hillary Way

Grimsby  
DN37 9AX

£115,000

**IDEAL FIRST TIME PURCHASE - MODERN AND FRESH FINISH THROUGHOUT** - Crofts estate agents are delighted to offer for sale this modern and spacious END terrace property which is located within the ever popular Willows estate. In this agents opinion one of the finest of its kind on the market today with high levels of interest anticipated. Ideal for a first time buyer or buy to let investor with an expected rent around £650 PCM. Nearby to a wide variety of local amenities and schools and also the town centre and road links. Internal viewing will reveal the entrance hall, WC, lounge-diner, kitchen, three bedrooms and the bathroom. With a driveway for off road parking, gardens to front and rear and 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

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

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



### Entrance Porch

A handy porch area providing access to into the entrance hall.

### Entrance Hall

A great welcoming space with a radiator and vinyl flooring. With access to the under stairs cupboard.

### Lounge/Diner

21' 9" x 10' 10" (6.62m x 3.29m at widest point)

The lounge-diner has dual aspect windows to the front and rear elevation, coving to the ceiling, a radiator and a carpeted floor.

### Kitchen

11' 9" x 10' 8" (3.57m x 3.24m)

The kitchen has a window to the rear elevation, a radiator and laminate flooring. There is also a fantastic fitted kitchen with plenty of counter space with a sink and drainer, plumbing for a washing machine, an electric double oven, gas hob with an extractor over and a fridge-freezer.

### Lobby

Off the kitchen with a door to the rear elevation and laminate flooring.

### WC

The WC has an opaque window to the rear elevation, laminate flooring, a WC and a basin.

### First Floor Landing

The first floor landing has access to the loft, a carpeted floor and access to a storage cupboard.

### Bedroom One

12' 8" x 11' 1" (3.86m x 3.37m)

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

### Bedroom Two

15' 6" x 7' 8" (4.72m x 2.33m)

Bedroom two has a window to the front elevation, a radiator and a carpeted floor. There is also a built in cupboard.

### Bedroom Three

8' 10" x 8' 0" (2.70m x 2.44m)

Bedroom three has a window to the rear elevation, a radiator and a carpeted floor. There is also a built in cupboard and a fitted wardrobe.

### Bathroom

5' 11" x 6' 8" (1.80m x 2.04m)

The bathroom has an opaque window to the rear elevation, partial wall boarding, a heated towel rail and vinyl flooring. There is also a modern fitted suite with a WC, vanity basin and a bath with a glass screen and mains shower.

### Outside

The front garden has a small lawn area, path to the front door and a driveway providing off road parking. The rear garden is a great size with a lawn and a patio area ideal for alfresco dining, all 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 A: 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

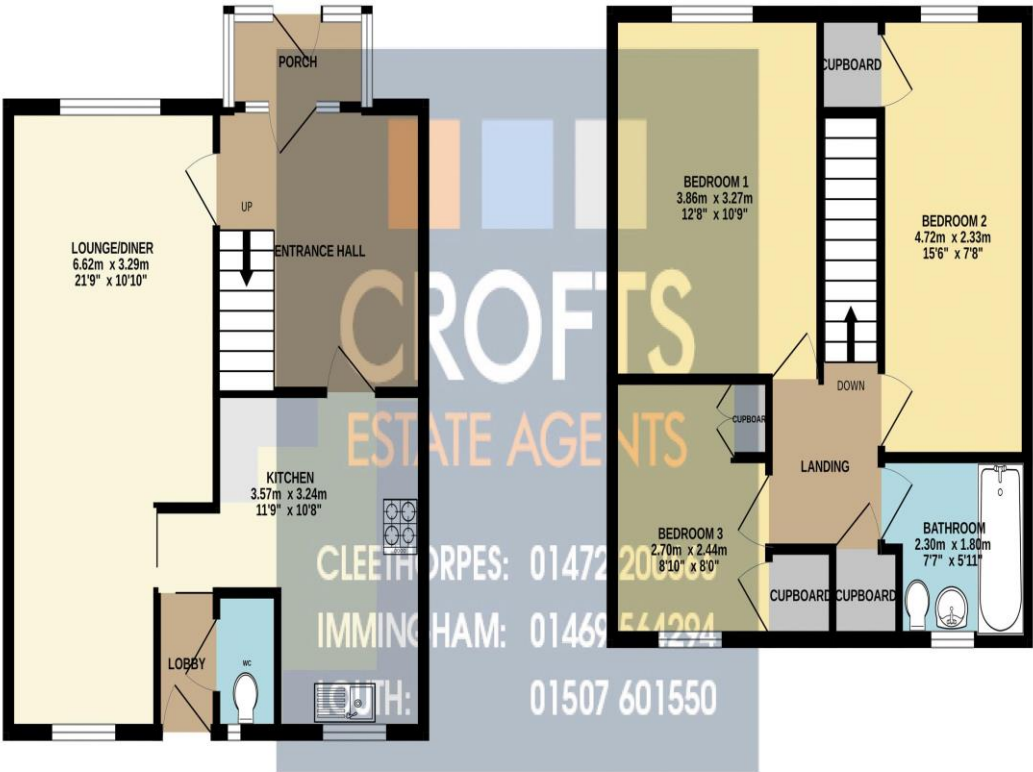
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

**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  
45.8 sq.m. (493 sq.ft.) approx.

1ST FLOOR  
43.7 sq.m. (470 sq.ft.) approx.



TOTAL FLOOR AREA : 89.5 sq.m. (963 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

**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.