



### 23 Cherry Tree Crescent

Grimsby  
DN34 4JY

£210,000

Crofts Estate Agents are delighted to bring to the market this immaculately presented three bed semi-detached property, located in a popular residential part of Grimsby within the Church Meadows area. If you're looking to be wowed, then look no further as this property occupies a large plot, which has been extended over the years to create spacious living, without compensating on the large and beautifully kept rear garden. Heading inside the accommodation you will find a warm and welcoming hallway, downstairs toilet, spacious and extended lounge with bay window, extended kitchen, dining room and snug/sitting room, which forms part of the kitchen extension. In addition the downstairs also boasts a full width conservatory to the rear, with blue tinted glass roof. Heading to the first floor, there are three bedrooms, two being doubles and a modern shower suite. Externally there is ample off road parking, detached garage and a spacious rear garden, which needs to be viewed in order to appreciate all that is on offer, boasting set in lawned garden, circular patio, flower beds with a range of matured shrubs and flowers and a 3.2m x 3.99m summerhouse.

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

Email: Cleethorpes: info@croftsestateagents.co.uk

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

Email: Immingham : immingham@croftsestateagents.co.uk

LOUTH: 12 Market Place, Louth, LN11 9PB

Email: Louth : louth@croftsestateagents.co.uk

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

Fax: 01472 200 119



#### Front

Beautifully presented, offering curb appeal from the moment you arrive to the property, this home boasts ample off road parking, detached garage with power and lighting and a brick built flower bed to the front.

#### Lounge

10' 8" x 16' 9" (3.25m x 5.10m)

Located at the front of the property and currently used as the dining room is this spacious lounge, which has a small extension to the front. The room itself benefits from a uPVC bay window to the front, allowing plenty of natural light to enter, laminate flooring and radiator.

#### Dining Room

8' 2" x 11' 11" (2.49m x 3.63m)

The dining room, which is adjacent to the kitchen benefits from matching floor tiles, tasteful decor and radiator. There is also plenty of space for a 4-6 seater dining table.

#### Snug

8' 2" x 7' 8" (2.49m x 2.34m)

Forming the extension to the rear is the second sitting room/snug. Again, this room offers multiple uses and offers great views looking out into the rear garden.

#### Kitchen

8' 5" x 19' 7" (2.56m x 5.96m)

Upgraded in 2018, this galley shaped kitchen benefits from white gloss units to base level, providing an excellent amount of storage. Tastefully decorated, the kitchen also consists of tiled flooring, under stairs storage, which is currently used as a larder cupboard and uPVC side door. There is also space for an american fridge/freezer, range cooker and washing machine.

#### Conservatory

16' 7" x 11' 1" (5.05m x 3.38m)

Built in 2018, this full width conservatory creates an additional reception room which is a brilliant size and is currently used as a second living room by the current owners. Similarly to the rest of the ground floor, this room offers versatile living.

#### Bedroom 1

10' 8" x 12' 3" (3.25m x 3.73m)

The master bedroom, which is the larger of the three, benefits from laminate flooring, modern decor, radiator and uPVC window to the front elevation. In addition there is also sliding mirrored wardrobes, providing plenty of storage space.

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## **Bedroom 2**

10' 8" x 11' 3" (3.25m x 3.43m)

The second bedroom, which is also a double size room, comprises of laminate flooring, radiator and uPVC window to the rear elevation.

## **Bedroom 3**

7' 5" x 9' 5" (2.26m x 2.87m)

Briefly comprising of laminate flooring to match with the other two bedrooms, radiator, storage cupboard and uPVC window to the front elevation.

## **Shower Room**

8' 0" x 5' 1" (2.44m x 1.55m)

Having been installed in 2018, this modern three piece shower suite, consists of a corner shower, WC and wash basin. In addition, there is vinyl flooring, towel rail and uPVC windows to the rear elevation.

## **Rear**

The rear garden is an absolute delight and needs to be viewed to appreciate all that is on offer. Having been well maintained over the years, creating this peaceful and tranquil garden. The recently installed circular patio is a great place to relax, whilst the second patio which is hidden behind the summer house is a perfect for alfresco dining.

## **Summer house**

13' 0" x 10' 6" (3.96m x 3.20m)

A fantastic feature and certainly an added bonus to this home is the summer house, which can be adapted for many uses. The current owners use this as a home gym, but as many have done in recent years, this could be made into a home bar or even just used as a place to relax during the summer months. There is also a power and internet supply to the summerhouse.

## **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)

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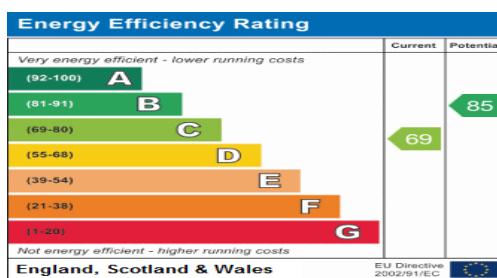
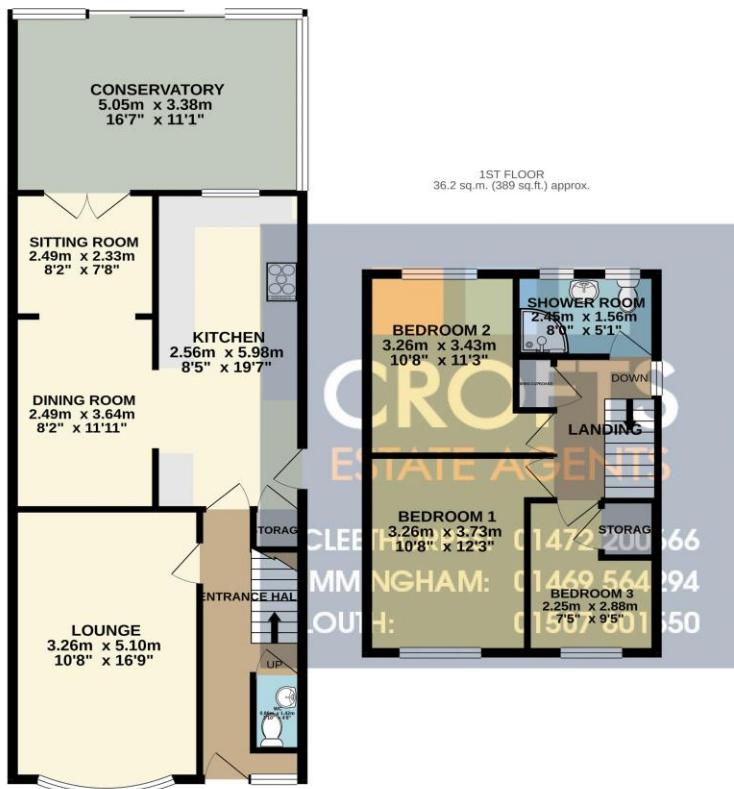
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GROUND FLOOR  
73.4 sq.m. (791 sq.ft.) approx.



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