



# CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

CLEETHORPES  
01472 200666

IMMINGHAM  
01469 564294

LOUTH  
01507 601550

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



St. Anns Avenue

Grimsby  
DN34 4PW

Offers in the Region Of £240,000

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 :

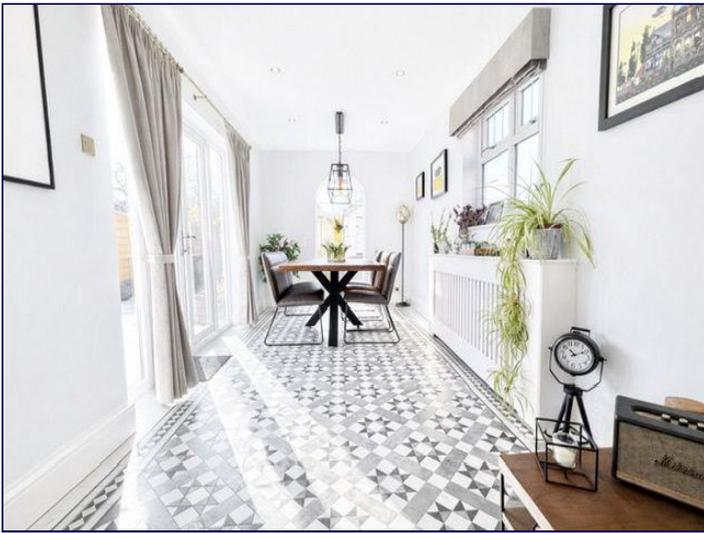
Email: Louth :

[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)



### Property Introduction

An absolutely immaculate three-bedroom semi-detached residence that effortlessly surpasses expectations, this exceptional home has been finished to an outstanding standard throughout. From the moment you step inside, the quality is unmistakable. Every detail has been carefully considered, from the luxurious Antico flooring and bespoke doors to the elegant coving, intricate wall panelling, designer light switches and beautiful stained-glass windows that add character and distinction. The welcoming entrance leads into a stunning lounge featuring a stylish back-lit media wall, creating a contemporary yet inviting space to relax. A convenient ground floor cloakroom sits just off the hallway, before the home opens into the show-stopping rear open-plan kitchen, dining and living area. The striking two-tone kitchen is complemented by marble worktops and a full range of integrated NEFF appliances, along with a retractable electric television for seamless modern living. The lounge area is perfectly positioned for both entertaining and family life, while the dining space comfortably accommodates a large table and chairs. Upstairs, the principal bedroom is a superb open-plan retreat with fitted wardrobes and a sleek en-suite. A generous second bedroom and an immaculate shower room continue the high specification theme, while ladder stairs provide access to a versatile third bedroom. Externally, the property continues to impress. The front boasts newly laid cobbled parking for two vehicles, while the rear garden has been fully landscaped with porcelain tiling, a substantial timber summer house and a converted garage now serving as a gymnasium.

Situated in a desirable cul-de-sac close to schools, amenities and transport links, this truly is a stand-out home for the discerning modern family.

### Entrance hall

15' 9" x 6' 4" (4.81m x 1.92m)

A stunning entrance has period features including a new double glazed wood composite stained glass door and surrounding windows, the flooring's laid to an Amtico wood effect floor with wood panel effect lower walls in green with cream decor and coving over. The area has slide out storage under the stairs, picture lights, pendant light and radiator with cover.

### Cloakroom

5' 3" x 4' 0" (1.60m x 1.21m)

A good sized cloakroom under the stairs has uPVC frosted window to the side, matching white WC and sink, matching decor to the hallway and the same flooring, grey towel radiator and ceiling light,

### Lounge

11' 11" x 11' 9" (3.63m x 3.57m)

A superbly presented lounge has walk in period uPVC bay window with fitted wood slatted blinds. super fitted media wall to two walls with back lighting, off white decor, Amtico flooring, radiator and electric fire.

### Lounge dining area

Cleethorpes 01472 200666  
 Immingham 01469 564294  
 Louth 01507 601550

[www.facebook.com/croftsestateagents](http://www.facebook.com/croftsestateagents)

facebook

25' 11" x 8' 10" (7.91m x 2.70m)

A nearly 8 metre long room open plan from the kitchen has space for both lounging and dining with Amtico tile effect flooring with five windows plus uPVC French doors to the rear garden. The area has two radiators with one covered, pale pebble grey decor, ten down lights and a pendant light over the table.

#### **Kitchen breakfast room**

16' 9" x 11' 6" (5.10m x 3.50m)

An absolutely stunning room with an abundance of storage with quality blue and cream wall and base units to three sides of the room plus large central island unit which has a breakfast bar for three people. There is a routed sink drainer on the marble work tops with matching splash back returns. Integrated appliances include NEFF double oven grill, NEFF 5 ring induction hob with extractor over, NEFF microwave, NEFF dishwasher plus full height separate fridge and freezer, hidden bins and lastly a washing machine. The large island unit has discreet large TV that raised out of the work top at the press of a button. The room has uPVC window to the rear, Amtico tile effect flooring, six down lights, under unit lighting and four pendant lights.

#### **Stairs and landing**

The stairs are finished with style with chrome stair bars across a very expensive cream swollen style carpet with wood panel effect walls with cream decor over, stained glass window to the side, pendant light and picture light.

#### **Bedroom One**

13' 6" x 11' 5" (4.12m x 3.47m)

The large main bedroom has been knocked into the smaller previously smaller third bedroom to make a master suite to die for. in the main bedroom the room has fitted wardrobes with fitted overhead lights. Amtico flooring, uPVC window to the rear with blinds, pendant light, light grey decor and radiator.

#### **En suite**

9' 5" x 8' 8" (2.86m x 2.65m)

Open plan to the bedroom the en suite has free standing claw foot bath plus separate sink. The room has Amtico flooring, pale grey decor, splash back panel, radiator, two down lights, uPVC window with blind.

#### **Bedroom Two**

11' 11" x 9' 4" (3.64m x 2.84m)

Bedroom two is a decent size to the front of the property with uPVC window, grey decor, grey carpet, built in storage cupboard, radiator and pendant light.

#### **Shower room**

5' 8" x 9' 0" (1.72m x 2.74m)

A beautifully appointed shower room has matching white vanity sink and WC with storage, wet room flooring with walk in shower with glass screen, white tiled walls, large fitted mirror. frosted uPVC window with fitted slatted blind, four down lights, matte black towel radiator, grey tiled floor and extractor.

#### **Bedroom Three / Loft room**

11' 5" x 12' 9" (3.49m x 3.89m)

Part of the second bedroom is taken to allow a steep alternative tread staircase to the second floor where a loft room has served as a sleeping area but could have a variety of uses. The room has grey decor, grey carpet, Velux window with fitted blind, eaves storage, radiator and pendant light.

#### **Summer house**

9' 7" x 11' 7" (2.93m x 3.53m)

A large insulated timber summer house has a covered porch to its front with glazed wooden doors to the front, three windows

#### **Gymnasium**

16' 3" x 8' 11" (4.96m x 2.71m)

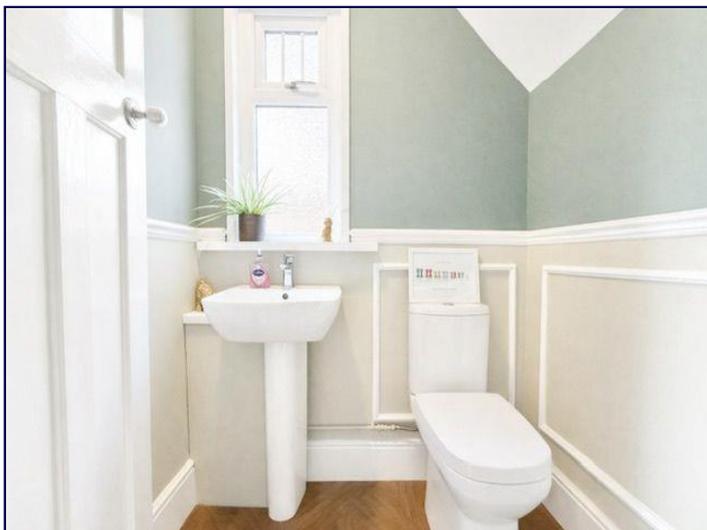
The former brick and tile garage has been converted into an insulated gymnasium but could have a variety of uses. The room has been stylishly decorated in a graffiti, there are three uPVC windows with uPVC French doors to the front and 8 down lights.

#### **Front garden and parking**

The front garden has been laid with a quality cobbled stone to provide off road parking for two cars with fine and wall to with side respectively and iron railings to the front with open driveway. Tall double timber gates lead to the side of the house where there is a concrete area with space for more storage and bins. Further double gates open up to the rear courtyard.

#### **Rear garden and patio**

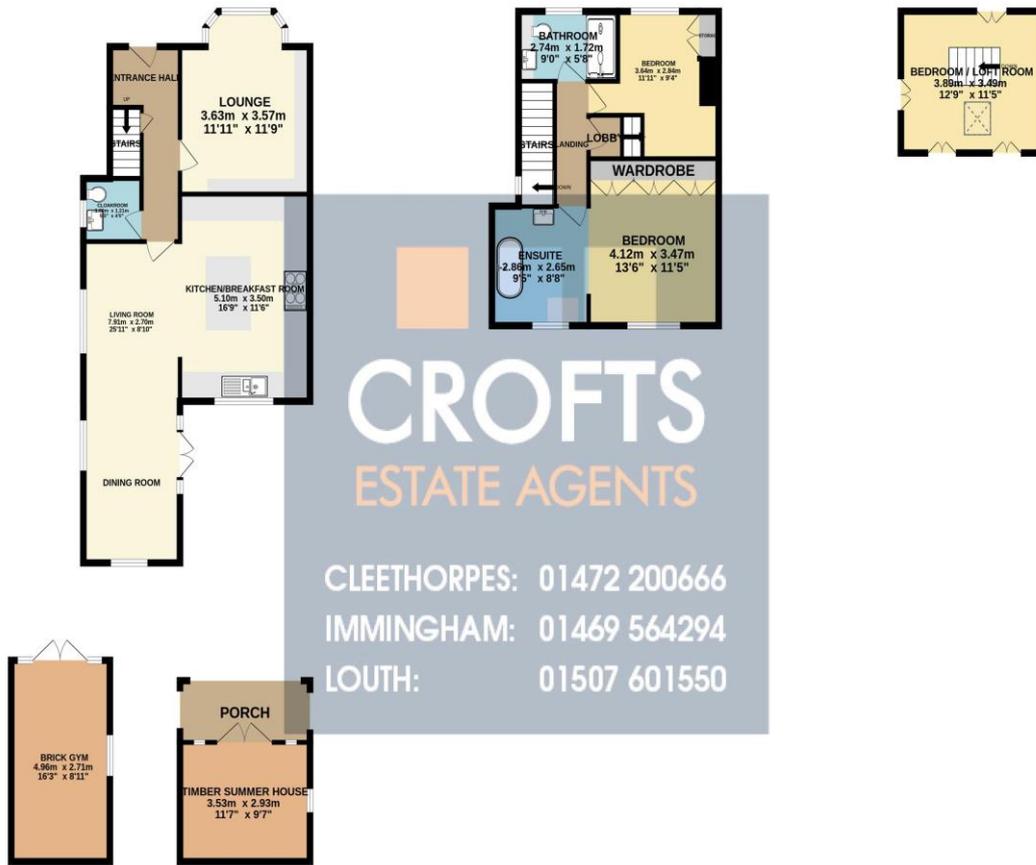
The rear garden is laid to a quality grey none slip porcelain tile with raised area which has the timber summer house on it. Blue slate borders area to the sides with double timber gates back to the front and new quality fencing with concrete posts to both sides.



GROUND FLOOR  
93.6 sq.m. (1007 sq.ft.) approx.

1ST FLOOR  
44.2 sq.m. (475 sq.ft.) approx.

2ND FLOOR  
13.6 sq.m. (147 sq.ft.) approx.



# CROFTS

## ESTATE AGENTS

CLEETHORPES: 01472 200666  
IMMINGHAM: 01469 564294  
LOUTH: 01507 601550

TOTAL FLOOR AREA: 151.4 sq.m. (1629 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.

Made with Metropix ©2005