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**9 The Curve, Welholme
Avenue
Grimsby
DN32 0HP**

£290,000

Crofts Estate Agents are delighted to present Plot 9 of "The Curve" a stunning and innovative new development located in this highly regarded leafy position within Grimsby, found on Welholme Avenue. Built to an exceptional standard and design by Finedale construction LTD, this exciting new development comprises of 20 new build houses, which as the name suggests, are built in a curve, with contemporary lifestyle living at the forefront of the design. Internal viewings are essential in order for potential clients to fully appreciate the quality and lifestyle on offer within these fantastic homes. Plot 9 offers flexible and contemporary living accommodation set over three floors, comprised of Entrance Hallway and Cloakroom. The stunning Nobillia Kitchen comes equipped with a range of Neff and Indesit appliances. The Lounge side has bi fold doors which lead into the private rear garden. Moving upstairs to the first floor, there are 2 double bedrooms, which are served by the

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Entrance Hall

Entering the property through a grey composite door with an aluminium window adjacent to it the entrance hall reveals a radiator and laminate flooring.

Cloakroom

4' 8" x 5' 10" (1.42m x 1.78m)

The cloakroom has an opaque window to the front elevation, a radiator, tiled floor and also a tiled feature wall. There is a modern suite with a WC, basin and also an extractor fan.

Kitchen/Diner/Lounge

27' 5" x 13' 6" (8.35m x 4.11m)

The kitchen/dining/lounge is a vast space with bi-folding doors to the rear elevation, a radiator and laminate flooring. There is a superb modern fitted kitchen with units to base and eye level with an Island with a one and a half sink and drainer and further storage and also a breakfast bar to the end. Integral appliances include a fridge/freezer, dishwasher, Induction hob and an electric oven. There is also a large living space with plenty of space for a sofa and access to the under stairs storage cupboard.

First Floor Landing

The first floor landing has a carpeted floor and provides access to the second floor.

Bedroom Two

11' 11" x 13' 6" (3.63m x 4.11m)

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

En-suite

4' 2" x 6' 4" (1.27m x 1.93m)

The en-suite has an opaque window to the side elevation, a heated towel rail and a tiled floor. There is also a modern suite with a WC, basin and a shower cubicle with a mains operated shower.

Bedroom Three

8' 8" x 13' 6" (2.63m x 4.11m)

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

Family Bathroom

5' 7" x 6' 11" (1.69m x 2.10m)

The family bathroom has an opaque window to the side elevation, a heated towel rail, partially tiled walls and a tiled floor. There is also a modern suite with a WC, basin and bath with a glass screen and shower over.

Utility room

4' 9" x 7' 0" (1.46m x 2.14m)

The utility room has a window to the side elevation, laminate flooring, plumbing for a washing machine and a space for a dryer.

Second floor landing

The second floor landing has a radiator and a carpeted floor.

Master bedroom

11' 1" x 13' 6" (3.38m x 4.11m)

The master bedroom has a window to the rear elevation, a radiator and a carpeted floor.

En-suite to master bedroom

9' 10" x 6' 9" (3.00m x 2.05m)

The en-suite has an opaque window to the side elevation, a heated towel rail and a tiled floor. There is also a modern suite with a WC, two basins and a walk in shower cubicle with a mains operated shower. There is also access to the loft space.

Bedroom Four

8' 4" x 13' 6" (2.53m x 4.11m)

Bedroom four has a window to the front elevation, a radiator and a carpeted floor. There is also large storage cupboard which also has the boiler inside.

Rear Garden

The rear garden has a section of block paved patio with a grass lawn and is bordered by a 6 foot timber fence. There is also an access gate to the side.

Front garden

The front garden has a block paved pathway leading to the front door alongside a blue garden section of garden. There are some plantation areas in addition to a communal pavement leading to the parking area and communal gardens. There is also an electric car charging point and allocated parking to the side of the property.

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 E: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

Free Valuations

We offer a free valuation with no obligation, just call 01472 200666 or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

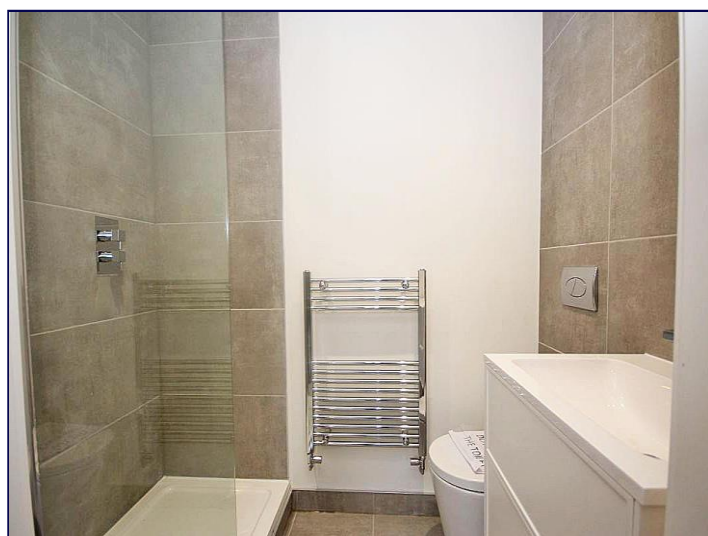
Property Management

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.

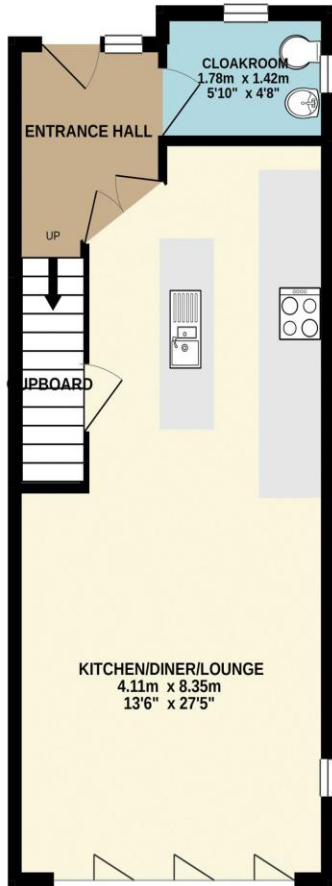
Mortgage and Financial Advice

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

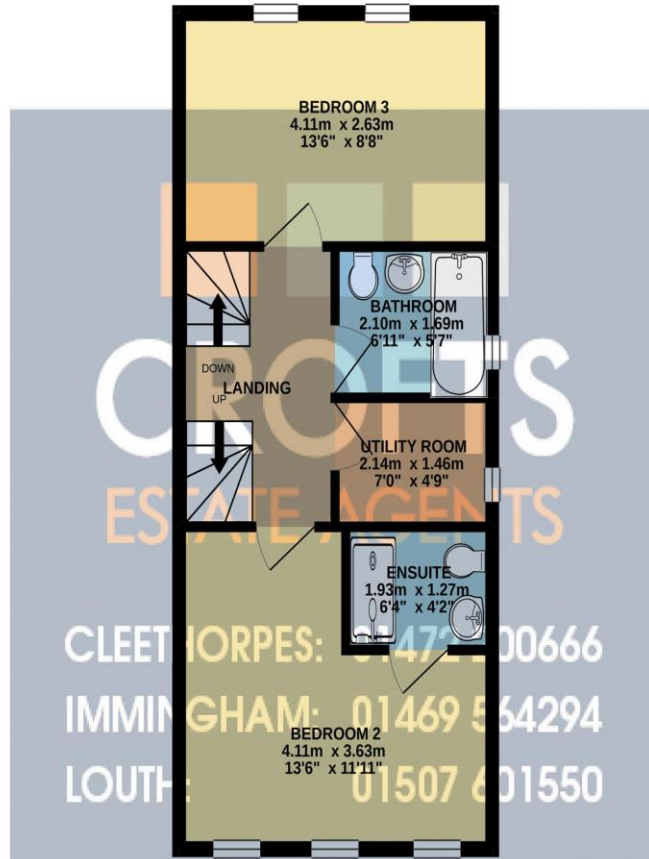
STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



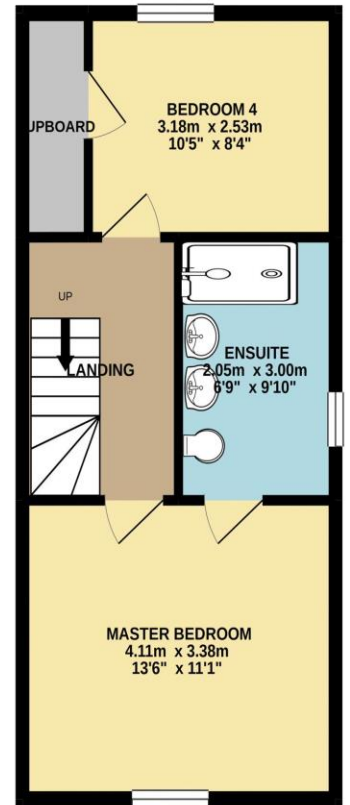
GROUND FLOOR
39.4 sq.m. (424 sq.ft.) approx.



1ST FLOOR
38.7 sq.m. (416 sq.ft.) approx.



2ND FLOOR
36.3 sq.m. (391 sq.ft.) approx.



TOTAL FLOOR AREA: 114.4 sq.m. (1232 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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BROCHURE APPROVAL

I/ We can confirm that the information in this brochure is accurate and factually correct

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