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



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£200,000

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Property Description

Nestled within a quiet cul-de-sac in the highly sought-after area of Scartho, this beautifully presented three-bedroom semi-detached home offers the perfect setting for a growing young family. Occupying a generous plot and offered completely chain free, the property combines space, practicality, and a fantastic location close to everyday essentials. Ideally positioned just a short walk from convenient bus links into town, as well as highly regarded junior and secondary schools, this home is perfectly suited to family life. The ground floor features a welcoming entrance hall, a convenient cloakroom, and a well-proportioned lounge—ideal for relaxing evenings together. To the rear, a spacious open-plan kitchen and dining area creates a wonderful hub of the home, with French doors opening onto a raised decking area, perfect for entertaining or enjoying outdoor family time. Upstairs, the property offers three bedrooms, all thoughtfully arranged, alongside a recently fitted modern bathroom complete with a shower over the bath. A useful loft space, accessed from the third bedroom, provides additional flexibility—ideal as a playroom, study, or storage area. Externally, the home truly excels. The generous rear garden features a large lawn, well-stocked borders, a patio seating area, and a charming summer house. A raised

decking area with pergola adds further appeal, creating a fantastic outdoor retreat. A large detached garage and driveway provide ample parking for up to three vehicles. This is a superb opportunity to secure a spacious, family-friendly home in a prime location.

Entrance hall

A bright entrance hall is entered from a covered porch through a uPVC frosted door and two frosted windows to the side. The entrance hall has green wood paneling, with off white decor over, radiator, wood laminate flooring, pendant light and space under stairs for storage.

Lounge

10' 6" x 12' 9" (3.21m x 3.89m)
a spacious room has uPVC bay window to the front, blue and white decor, grey carpet, cast iron open fire with a wood surround and black granite hearth, pendant light, radar and two wooden bi-folding doors to the dining room.

Dining room

14' 9" x 10' 8" (04.50m x 3.26m)
Open plan to the kitchen the dining room is a very good size with uPVC French doors and windows to the rear decking. The room has stylish neutral decor, wood laminate flooring, pendant light and radiator.

Kitchen

13' 1" x 10' 9" (4.00m x 3.27m)

A stunning neutral kitchen has wall and base units to all sides with double oven grill integrally fitted, electric hob, integral dishwasher, space for tall fridge freezer and washing machine with wood effect work top and ceramic white sink drainer over. Complimentary tiled splash backs all around the kitchen.. The kitchen has wood laminate floor, 8 down lights, uPVC window to the back and is open plan to the dining area.

Cloakroom

4' 5" x 4' 5" (1.34m x 1.34m)

A useful cloakroom has vanity sink and WC, tiled walls, uPVC frosted window to the side, tiled floor, chrome towel radiator and down light.

Stairs and landing

The carpeted stairs and landing lead to a bright landing which has uPVC window to the side, grey carpet, cream decor and pendant light.

Bedroom One

10' 6" x 12' 4" (3.21m x 3.76m)

Double bedroom with uPVC window to the front, grey carpet, grey and white decor, built in storage cupboards to one wall, radiator, picture rail and ceiling light.

Bedroom Two

11' 9" x 10' 8" (3.57m x 3.25m)

The second double bedroom has light grey decor with feature wall, grey carpet, radiator, pendant light and uPVC window to the rear.

Bedroom Three

7' 10" x 7' 10" (2.40m x 2.40m)

A small single room has uPVC window to the rear, grey carpet, blue white and grey decor, radiator, ceiling light with fixed stairs to the loft room.

Loft Room

9' 9" x 7' 6" (2.96m x 2.28m)

A fixed staircase leads to the loft which has beige carpet, blue white and grey decor, vellum window, ceiling light, radiator and built in storage.

Bathroom

6' 0" x 6' 10" (1.84m x 2.08m)

A recently fitted bathroom has white three piece bathroom suite with shower over the bath, pink and white splash back tiling, wood defect vinyl floor, chrome towel radiator, frosted uPVC window and four down lights.

Rear garden

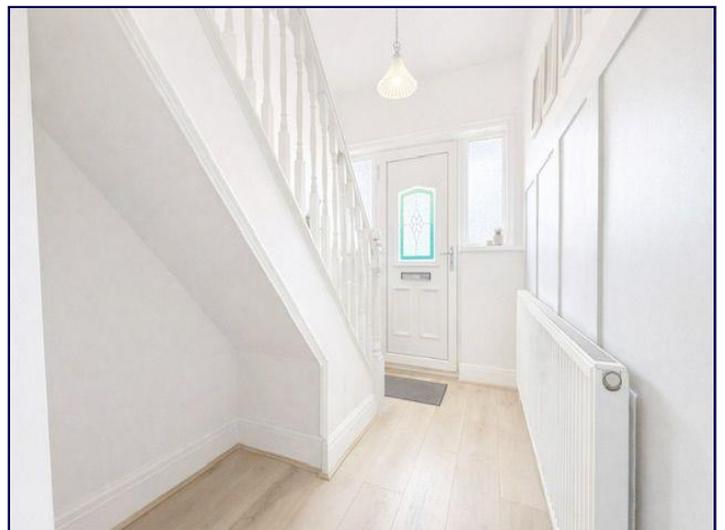
A large rear garden has raised decking and pergola to the rear of the house, then lawn and well stocked borders to slab patio area with timber summer house. To the back of that there is more untended garden with space for a trampoline. The garden has timber fencing to all sides.

Front garden and parking

The front has an open fronted concrete and block paved edge driveway for three cars to all be able to park and drive away individually without having to move any other car. An open area to the side of the house allows access to the rear garage.

Garage and driveway

A large detached garage sits at the back left corner of the plot and has up and over metal door to the front. Along concrete and pebble driveway runs the full length of the garden to the side with soil border all the way to the garage.



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 and 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

Free Valuations

We offer a free valuation with no obligation, just call the relevant

office 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.





OPEN 7 DAYS A WEEK

Monday to Friday
Saturday
Sunday

9am to 5.30pm (Tuesday opening 9.30am)
9am to 3.00pm
11am to 2.00pm (Louth & Immingham closed)

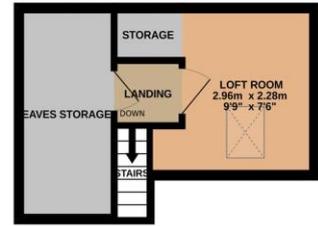
GROUND FLOOR
47.0 sq.m. (506 sq.ft.) approx.



1ST FLOOR
37.1 sq.m. (399 sq.ft.) approx.



2ND FLOOR
16.2 sq.m. (175 sq.ft.) approx.



TOTAL FLOOR AREA: 100.3 sq.m. (1079 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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