



CROFTS ESTATE AGENTS

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



Filey Road

Grimsby
DN32 9TG

Offers in the Region Of
£166,950

Crofts estate agents are delighted to offer for sale this extended semi detached property located within a popular residential location. Ideal for a family or first time buyer this property offers plenty of space to raise a family and comes with viewing highly advised. Nearby there are a wide variety of local amenities and schools and internal viewing will reveal the entrance hall, lounge-diner, kitchen, four bedrooms and the bathroom. To the front there is off road parking for three vehicles and the rear garden is larger than most and boasts a lovely space to relax and entertain as well as outbuildings and an outside toilet. The property also benefits from uPVC double glazing and gas central heating.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 12 Market Place, Louth, LN11 9PB

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Entrance Hall

Entering into the property reveals coving to the ceiling, a radiator and a tiled floor. There is also a built in storage cupboard.

Lounge/Diner

20' 4" x 12' 4" (6.19m x 3.76m)

The lounge-diner has a bay window to the front elevation, coving to the ceiling, two radiators and a carpeted floor. There are also French doors with a window either side to the rear elevation.

Kitchen

11' 1" x 10' 2" (3.38m x 3.09m)

The kitchen has a window to the rear elevation, a door to the side elevation, a tiled floor and a range of fitted units to base and eye level with a one and a half sink and drainer, plumbing for a washing machine and complimentary tiling. There is also an electric oven and gas hob with extractor over.

First Floor Landing

The first floor landing has an opaque window to the side elevation, coving to the ceiling and a carpeted floor. A door also opens to reveal a stair case to the fourth bedroom.

Bedroom One

11' 3" x 12' 2" (3.42m x 3.70m)

Bedroom one has a window to the rear elevation, coving to the ceiling, a radiator and a carpeted floor.

Bedroom Two

10' 4" x 10' 5" (3.14m x 3.17m)

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

Bedroom Three

6' 11" x 11' 7" (2.11m x 3.53m)

Bedroom three has a window to the front elevation, coving to the ceiling, a radiator and a carpeted floor.

Bathroom

5' 9" x 6' 4" (1.74m x 1.93m)

The bathroom has an opaque window to the front elevation, fully tiled walls, a heated towel rail and vinyl flooring. There is also a modern white suite with a WC, basin and P shaped bath with a glass screen over.

Bedroom Four

11' 10" x 15' 5" (3.60m x 4.70m)

Bedroom four has two skylight windows to the rear elevation, a radiator, a carpeted floor and access to storage in the eaves.

Outside

To the front there is off road parking for three vehicles on a lovely block paved frontage. There is a gate to the side revealing access to the rear garden. The rear garden is larger than most on the estate with a well kept lawn, feature patio ideal for alfresco dining, established shrubs and perimeter fencing. There are also three outbuildings, one of which has an outside toilet.

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

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
43.1 sq.m. (464 sq.ft.) approx.



1ST FLOOR
42.3 sq.m. (455 sq.ft.) approx.

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TOTAL FLOOR AREA : 102.4 sq.m (1102 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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2ND FLOOR
17.0 sq.m. (183 sq.ft.) approx.

