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Weelsby Road

Grimsby  
DN32 0PS

Offers in the Region Of £275,000

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

\*A Stunning Family Home in a Coveted Location \* We are delighted to present this gorgeous four-bedroom period end-link house, perfectly situated in a leafy suburb, ideal for young aspirational families. The property occupies a prominent corner position, offering off-road parking and garage for one car, providing ample space for family life. The ground floor boasts two large reception rooms, a beautiful entrance hall, cloakroom, and a spacious kitchen breakfast dining room, perfect for family gatherings and entertaining. The first floor features a gallery landing, three double bedrooms, a single bedroom, bathroom, and separate WC, providing ample space for growing families. There is an enclosed rear garden, with a neat patio and lawn, enjoying a south-facing aspect, perfect for alfresco dining or simply soaking up the sunshine. With its proximity to excellent schools, colleges, stunning parks, and bus routes, this property ticks all the boxes for families. A short commute to the town centre adds to its appeal. With its perfect blend of style, comfort, and practicality, this property is an excellent choice for young families seeking a spacious and desirable home. Schedule a viewing today and make it yours! Would you like to know more about the local area or arrange a viewing?

### Entrance hall

18' 10" x 8' 8" (5.74m x 2.64m)

A stunning entrance hall has a grand feel with original Parquet wood flooring, neutral stylish decor to coving and picture rail, uPVC

frosted wood floor, pendant light and radiator. A very useful storage cupboard up two steps gives refuge for jackets and shoes with window to the side.

### Lounge

13' 11" x 12' 8" (4.23m x 3.85m)

A grand looking lounge has huge uPVC walk in bay window to the front, two tone orange and green decor with original coving, burnt orange carpet, feature regency period fireplace, pendant light and radiator.

### Kitchen breakfast diner

23' 2" x 12' 0" (7.06m x 3.65m)

A large open plan space is the hub of the house with space for formal or casual dining with space for table and chairs and breakfast bar. The kitchen is to the far end of the room with a generous range of cream wall and base units with butchers block work top and stainless one and a half sink drainer over, there is an integral dishwasher and washing machine with space for a range cooker, and American style fridge freezer. The room has uPVC bay to the side, large picture window to the rear and stable door to the side. The flooring is a cream click tile floor with white metro tile splash backs. There is green decor with plate rail, ceiling light, pendant light and a beamed ceiling.

### Reception room

16' 2" x 12' 5" (4.93m x 3.78m)

A large second reception to the back of the house has uPVC window and sliding door to the garden, wood laminate flooring, stylish three tone decor to original coving, pendant light, radiator and feature fireplace with wood surround, with a cream marble inset.

#### **Cloakroom**

5' 11" x 6' 4" (1.80m x 1.93m)

An L shaped cloakroom sits neatly under the stairs with uPVC frosted window to the side with blind, cream WC and sink, cream decor, tile effect click flooring and ceiling light.

#### **Stairs and landing**

A beautiful 180 turning staircase creates a gallery landing and passes by two large uPVC frosted windows on its journey to the first floor. The area has grey carpet, neutral period two tone decor to coving and picture rail, two pendant lights, loft access and laundry closet.

#### **Bedroom One**

13' 11" x 11' 10" (4.23m x 3.60m)

The main bedroom is to the front with uPVC window, blue decor with feature wall to coving, brown carpet, radiator, fan light and built in wardrobes.

#### **Bedroom Two**

16' 2" x 12' 6" (4.92m x 3.82m)

A larger second bedroom has uPVC window to the rear has neutral decor with feature chimney breast decor, light brown carpet, beamed ceiling, ceiling light and radiator.

#### **Bedroom Three**

11' 0" x 9' 7" (3.35m x 2.91m)

A good sized third bedroom is another double room with uPVC window over the rear, blue carpet, blue and cream decor, built in wardrobe, radiator and pendant light.

#### **Bedroom Four**

7' 5" x 8' 9" (2.26m x 2.67m)

Located to the front of the property, the fourth bedroom has blue décor with picture rail, uPVC window with picture rail, radiator, pendant light and blue carpet.

#### **Family Bathroom**

9' 9" x 5' 7" (2.97m x 1.71m)

A family bathroom has corner bath, vanity sink, enclosed shower with glass door, white tiled splash backs, frosted uPVC window with blind, 6 down lights, grey decor and grey tiled floor.

#### **WC**

2' 8" x 5' 3" (0.82m x 1.60m)

The WC is separate to the bathroom to create convenience and has neutral grey decor, light vinyl floor, ceiling light and frosted uPVC window to the side.

#### **Single garage**

18' 4" x 9' 9" (5.58m x 2.96m)

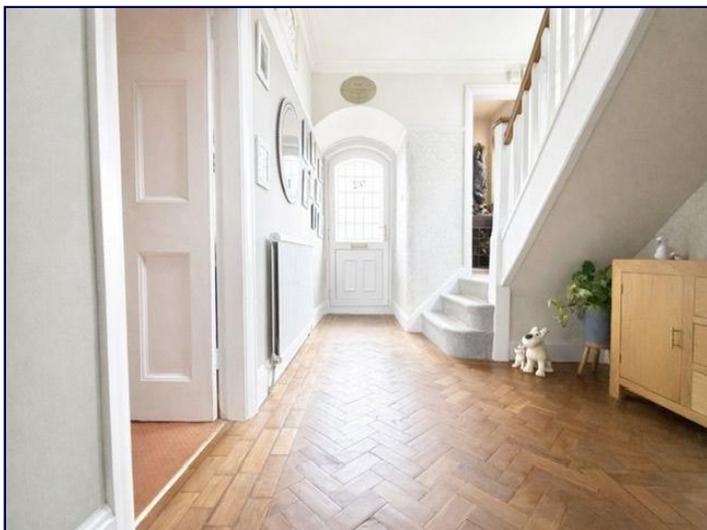
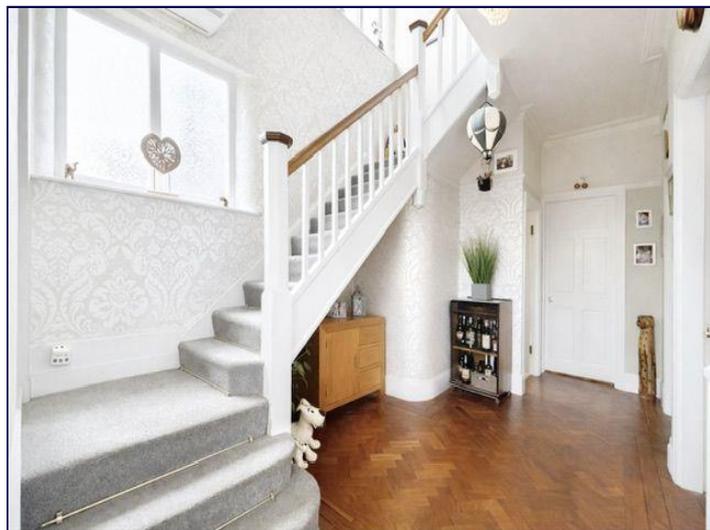
A brick and tile single garage resides at the very back of the garden side on to the house with a concrete driveway for one car at its front. The garage has window to the side, upend over metal door to the front and has both power and light.

#### **Front and side garden**

The front garden is neat and tidy with metal railings and matching gate providing an impressive boundary. Inside of that neat paths lead to the covered front porch and to a locked gate at the side with neat grass to soften the areas.

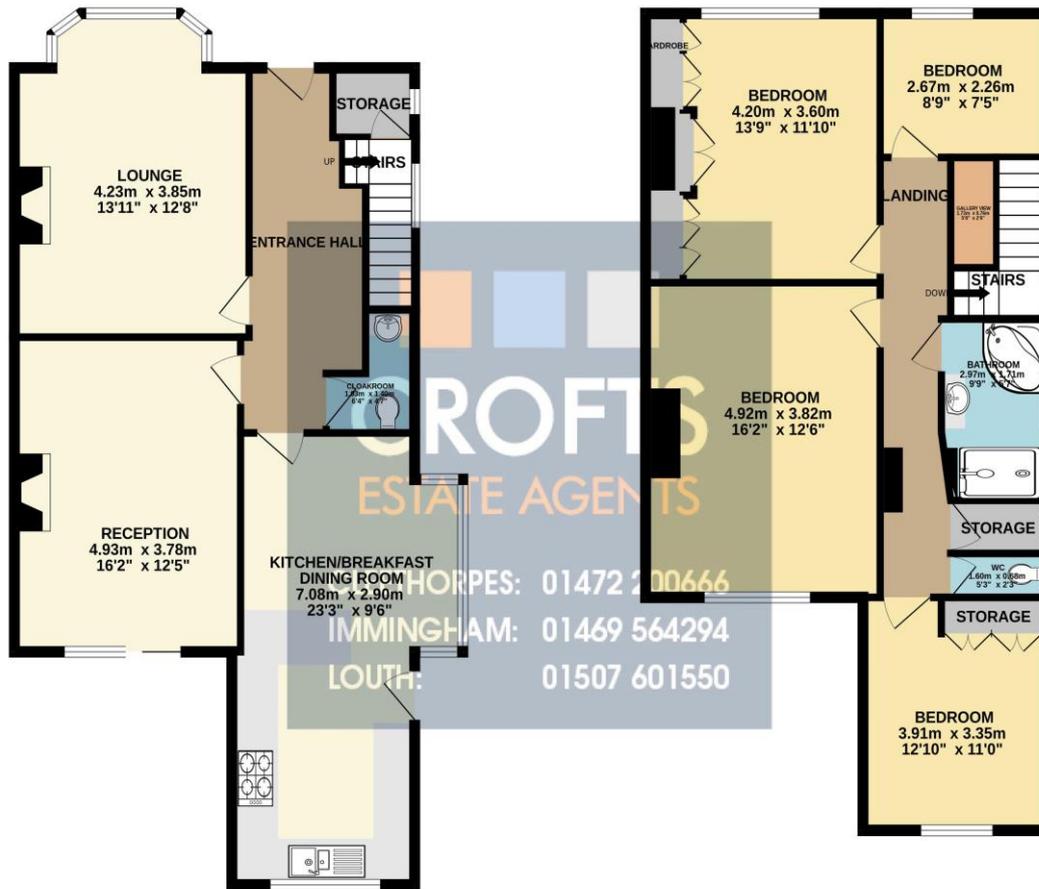
#### **Rear garden**

The rear part of the south facing garden is laid to lawn with a concrete path through its centre, patio sits to the rear and side of the house with a gate to the side and gate to the front. A tall brick wall runs the side of the garden that is by the road to create good privacy and security.



GROUND FLOOR  
73.9 sq.m. (796 sq.ft.) approx.

1ST FLOOR  
69.3 sq.m. (746 sq.ft.) approx.



TOTAL FLOOR AREA: 143.3 sq.m. (1542 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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