



CROFTS ESTATE AGENTS

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



Anderby Drive

Grimsby
DN37 9EU

£169,950

Crofts Estate Agents are delighted to offer to the market this superbly presented semi-detached family home. Perfect for first-time buyers or those looking to take the next step on the property ladder, this property has been tastefully modernised and upgraded to offer a stylish and comfortable living space that is truly ready to move into. The home has been thoughtfully altered from its original layout, creating a spacious and contemporary feel throughout. Upon entering, you are welcomed into a bright entrance hallway leading to a convenient cloakroom and a well-appointed lounge. The recently installed kitchen is a standout feature, complete with a breakfast bar and an impressive range of integrated appliances, including an oven, microwave, dishwasher, washing machine, fridge freezer, wine fridge, and a boiling water tap. Upstairs, the property offers a modern family bathroom and three generously sized double bedrooms, each tastefully decorated and well proportioned. Recent improvements include the installation of stylish grey uPVC windows, composite front and rear doors, and a stable door leading to the garden. Outside, the rear garden enjoys a sunny aspect and features a patio area ideal for outdoor dining and relaxation. The front garden has been attractively block-paved, providing additional off-road parking with space suitable for a caravan or similar. A driveway to the side leads to a detached garage, offering further storage and practicality. This is a wonderful opportunity to acquire a family home in move-in condition.

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Entrance Hallway

Offering composite entrance door to the side elevation. Central heating radiator. Staircase leading to the first floor with storage cupboard beneath.

Cloakroom

6' 7" x 3' 7" (2.018m x 1.102m)

uPVC double glazed window to the rear elevation. Equipped with a w.c and wash hand basin.

Lounge

11' 7" x 9' 9" (3.523m x 2.982m)

With uPVC double glazed box bay window to the front elevation, the lounge has been altered from its original design which used to run across the width of the front of the property. The current owners decided instead to install a stud wall and open the kitchen up instead. This provides any future buyers the opportunity to keep as is, revert the lounge back to a bigger room or to even open the lounge into the kitchen dining space creating a superb modern open plan ground floor space.

Kitchen/Breakfast Room/Living

24' 10" x 8' 9" (7.576m x 2.661m)

This modern kitchen has been recently installed in the past few years and offers an excellent array of fitted base and larder units with contrasting work surfacing and breakfast bar area. Inset to the work surface there is a sink and electric hob. Integrated oven and

microwave. Integrated fridge freezer, dishwasher and wine cooler. uPVC double glazed windows to the front and rear elevations. uPVC double glazed stable door to the rear aspect.

First Floor Landing

uPVC double glazed window to the half height landing. Loft access to the ceiling. Large storage cupboard.

Bedroom One

11' 7" x 9' 7" (3.518m x 2.913m)

uPVC double glazed window to the front elevation. Central heating radiator.

Bedroom Two

11' 8" x 8' 11" (3.551m x 2.715m)

uPVC double glazed window to the front elevation. Central heating radiator. Coving and down lights to the ceiling.

Bedroom Three

9' 6" x 8' 8" (2.902m x 2.636m)

uPVC double glazed window to the rear elevation. Central heating radiator.

Bathroom

9' 7" x 5' 5" (2.913m x 1.652m) maximums

Offering uPVC double glazed window to the side elevation, the bathroom is equipped with a P-shaped shower bath with screen

and shower over, pedestal wash hand basin and close coupled w.c. Tiling to the walls. Down lighting to the ceiling. Central heating towel radiator. Walk in cupboard housing the gas boiler.

Outside

To the front, the garden has been block paved creating ample off road parking for several vehicles including the driveway or standing for a caravan or similar. The driveway continues down the side of the property and through gated access to the rear garden. The rear garden offers patio area and lawn along with a detached garage, with the garden itself enjoying a sunny facing aspect.

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.

Viewings

Please contact the relevant marketing office, 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.



GROUND FLOOR

1ST FLOOR



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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