



Trefoil Close

Grimsby  
DN33 3BB

Monthly Rental Of £750  
Deposit Of £850

Crofts Estate Agents are delighted to bring to the market this superbly presented and stylish two large double bedroom mews house, located off Springfield Road in Scartho. This delightful property creates an ideal location, with early viewing highly advised on what in this agents opinion will be a most popular property. Internally the property briefly comprises of a lovely sized living area, modern fitted kitchen diner, WC, landing, modern bathroom and then finally the two large double bedrooms wider than the usual build due to the extra space over the alleyway. The front garden is of an open plan style with lawn and block paved driveway. The rear garden is south facing and therefore gets plenty of sunshine throughout the day.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

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### **Lounge**

15' 10" x 12' 8" (4.82m x 3.86m)

Entering the property will lead you to the lounge, this is a good sized space decorated with grey carpet and white walls throughout. Next to the front door you will find a UPVC double glazed window with a central heated radiator just beneath.

### **Kitchen**

12' 8" x 12' 1" (3.86m x 3.68m)

The kitchen is clean and modern looking with its large marble effect tiled floors and white painted walls throughout. The kitchen has matching white base and wall units with a black worktop to finish it off. This kitchen offers an integrated oven/hob along with a silver splashback. The kitchen is L shaped leaving extra space for dining furniture.

### **Downstairs WC**

6' 0" x 3' 3" (1.83m x 0.99m)

The marble effect tiled floors are followed through to the downstairs WC along with the white walls, you will find white wash basin along with a WC, on the wash basin you will find a modern patterned splashback and a small central heated radiator just next to the basin.

### **Bedroom 1**

16' 6" x 12' 1" (5.03m x 3.68m)

This bedroom is an impressive space which has been decorated with grey carpet and white walls throughout, there are mirrored fitted wardrobes in the corner of the bedroom along with additional cupboard space in two different corners of the room.

### **Bedroom 2**

16' 6" x 8' 9" (5.03m x 2.66m)

Bedroom 2 is also a spacious room decorated with grey carpet and white painted walls, with additional cupboard space in the right far corner. You will find as you walk into the property a UPVC double glazed window with a central heated radiator just below.

### **Bathroom**

7' 1" x 6' 0" (2.16m x 1.83m)

This bathroom is freshly decorated with grey vinyl floor with light grey painted walls which have been half tiled with a darker shade of grey. The basin is white with a black storage cabinet below it and then a matching two piece suite of a white bath/shower and WC.

### **Landing**

The landing will allow you access to each room on the first floor of the property, it is decorated with grey carpets throughout and white painted walls.

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Immingham      01469 564294  
Louth      01507 601550

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### **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](http://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](http://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**

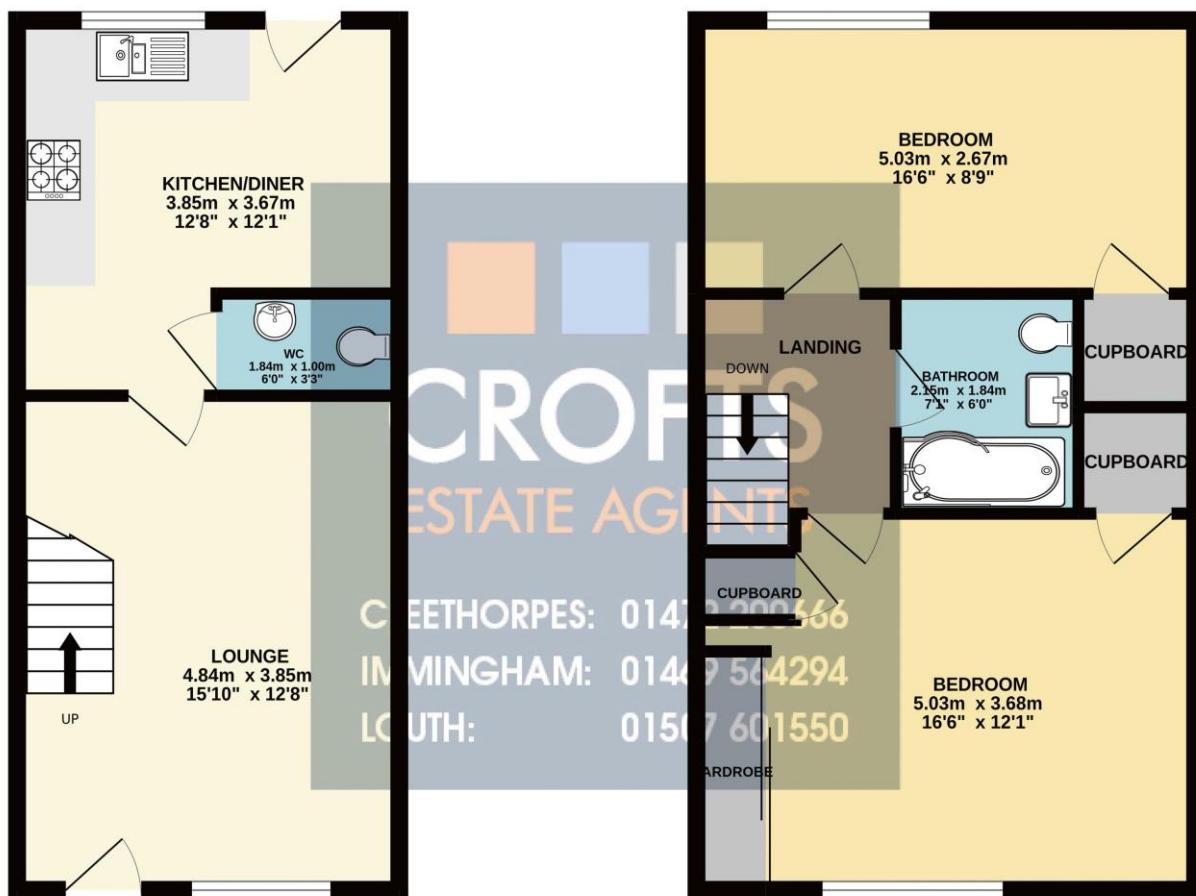
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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



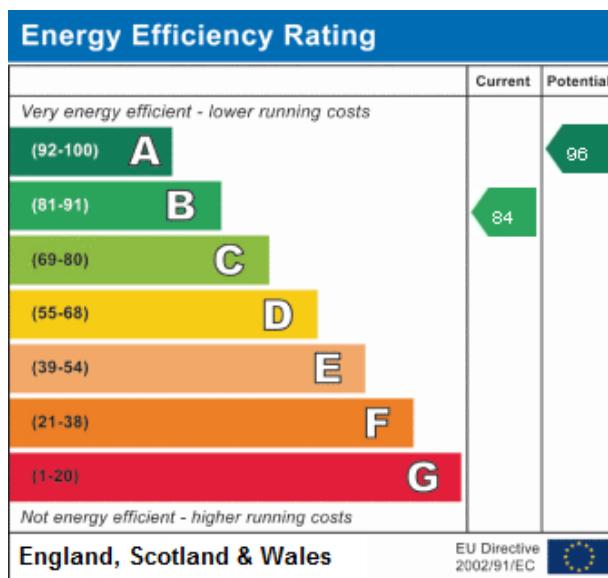
GROUND FLOOR  
32.8 sq.m. (353 sq.ft.) approx.

1ST FLOOR  
42.8 sq.m. (460 sq.ft.) approx.



TOTAL FLOOR AREA : 75.5 sq.m. (813 sq.ft.) approx.

Whilst every attempt has been made to ensure the information 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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