



# CROFTS ESTATE AGENTS

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



## 46 Grimsby Road

Cleethorpes  
DN35 7AB

Offers in the Region Of  
£89,950

With the possibility of use for a HMO or rental property is this semi-detached property located on Grimsby Road close to local amenities, on frequent bus routes and main road in and out of the town. The property is very spacious and has plenty of character including coving and high ceilings, the interior has many rooms of which the ground floor front rooms are multi-functional with option of bedroom or living area. There is also a dining room, kitchen and wet room to the ground floor, to the first floor you will find three fantastic sized bedrooms along with a single occupancy bedroom come study and bathroom. The exterior offers front and rear gardens along with ample off-road parking with concrete driveway.

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### Entrance hallway

The entrance hall is a grand space with high ceilings and porch area comprising of uPVC door with frosted window and wooden door into the property. The space has been decorated neutrally along with laminate flooring, pendant lighting and radiator.

### Lounge/Bedroom 1

13' 3" x 11' 9" (4.04m x 3.59m)

The lounge is located at the front of the property however could also be used as a good sized bedroom comprising of neutral decor, laminate flooring, feature fire place with tiled hearth and wooden surround. There is also a deep uPVC bay window, pendant lighting, coving and radiator.

### Reception room/ Bedroom 3

13' 3" x 10' 2" (4.03m x 3.10m)

This is another good sized room on the ground floor which is multi functional and could be used as a reception room or bedroom. The space comprises of neutral decor, fitted with a light grey carpet, floor to ceiling uPVC window, coving, pendant lighting and radiator.

### Dining Room

12' 5" x 9' 10" (3.79m x 3.00m)

The dining room is a light space with uPVC bay window with a side aspect to the property, the space has been decorated neutrally, fitted with laminate flooring, pendant lighting, coving and radiator.

There is also the potential of a gas fire with marble hearth and wooden surround, also benefiting from fitted cupboard space.

### Kitchen

13' 3" x 9' 10" (4.05m x 3.00m)

This modern kitchen comprises of neutral decor along with slate tiled flooring, granite style worktops above wooden style base units, four spot lights, uPVC window with a side aspect and a uPVC door with a frosted window with access to the rear. There is also an integrated fridge and freezer, along with an eight ring gas hob and oven.

### Wet Room

6' 11" x 9' 10" (2.10m x 3.00m)

There is a wet room located on the ground floor at the rear of the property comprising of cream tiled splash backs with feature tiles along with neutral decor, wet room flooring, two piece white suite including WC and wash basin, electric wall mounted shower, frosted uPVC window with a side aspect, ceiling light, radiator and loft access.

### Landing

The landing has been neutrally decorated along with fitted brown carpet, two pendant lights and loft access.



### Bedroom Two

13' 3" x 16' 1" (4.04m x 4.90m)

Bedroom two is a brilliant sized double bedroom comprising of neutral decor, fitted with a beige carpet, pendant lighting, feature open fireplace, radiator, two uPVC windows with front aspects and a fitted cupboard.

### Bedroom Four

13' 3" x 10' 2" (4.03m x 3.10m)

Another good sized double bedroom with neutral decor along with feature papered wall, fitted carpet, uPVC window with a side view, pendant lighting, radiator and feature fireplace.

### Bedroom Five

9' 10" x 8' 2" (3.00m x 2.48m)

Located at the rear of the property is another double bedroom comprising of neutral decor, carpeted flooring, pendant lighting, radiator and uPVC window with a rear view.

### Study

7' 11" x 6' 2" (2.42m x 1.89m)

Another room which is located on the first floor previously used as a study but could also be used as a possible nursery, the room currently comprises of neutral decor, carpeted flooring, pendant lighting, radiator and handmade fitted desk space.

### Bathroom

9' 7" x 6' 2" (2.91m x 1.89m)

The bathroom is a great space comprising of neutral decor along with white splash back tiling and feature border, vinyl flooring, three piece white suite with telephone shower of the taps, frosted uPVC window, radiator and ceiling light.

### Front garden

To the front of the property you will find a slated area with concrete pathway up to the property along with high shrubbed screening to the front. There is also a concrete driveway with separating gate into the rear garden.

### Rear Garden

The rear of the property has plenty of space including a grassed area with shrubbed and planted borders, along with concrete patio area and driveway, outbuilding and low bricked screening to neighbors.

### 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](http://www.voa.gov.uk/cti)

### Free Valuations

We offer a free valuation with no obligation, just call the office on 01472 200666 or visit [www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk) seven days a week to arrange for your free valuation.

### Property Management

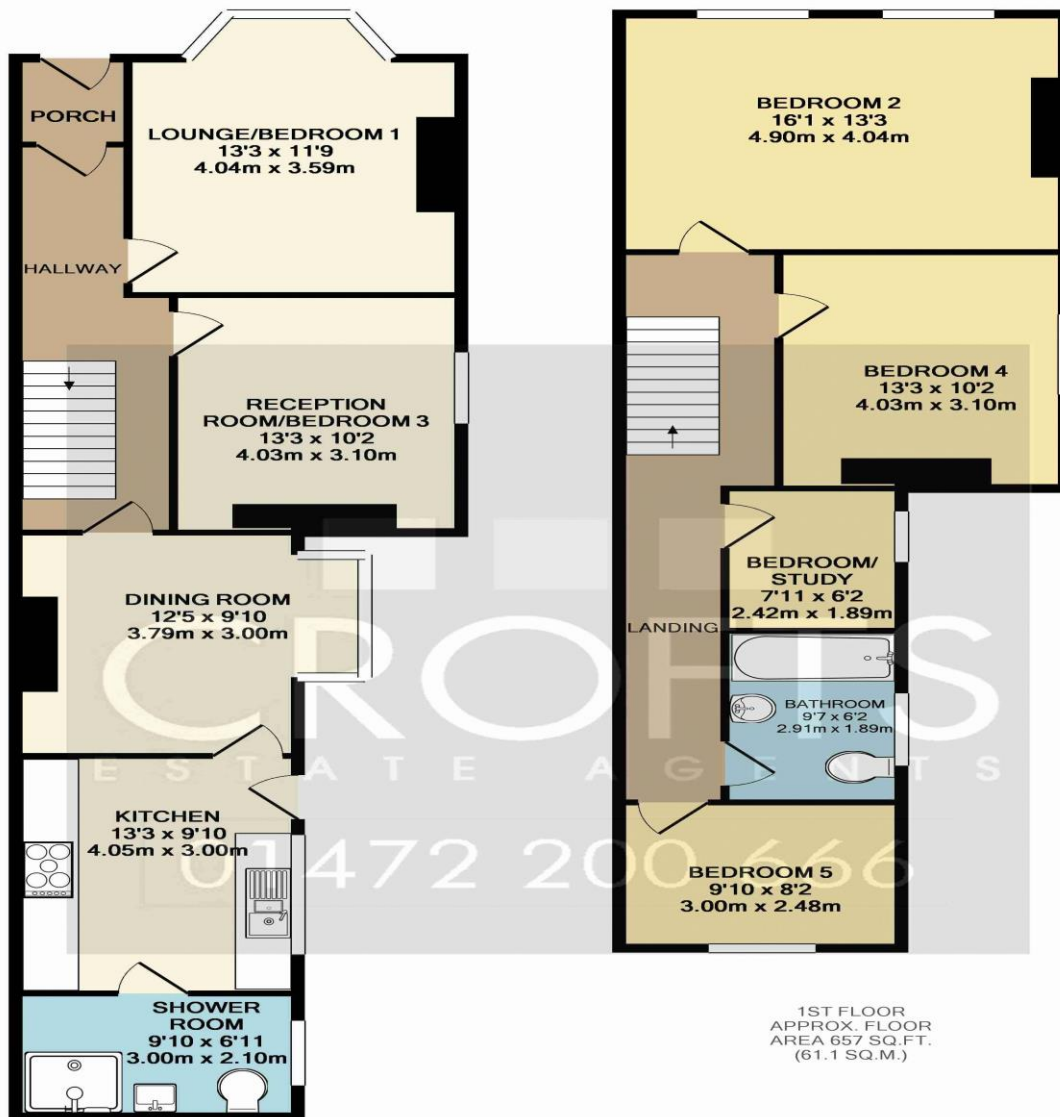
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

### 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

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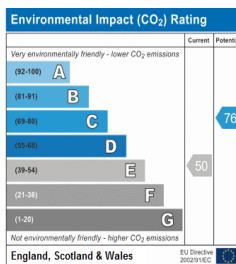
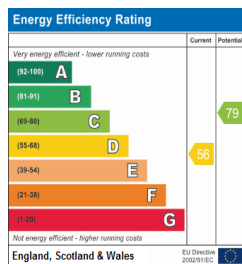


GROUND FLOOR  
APPROX. FLOOR AREA 747 SQ.FT. (69.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1404 SQ.FT. (130.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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