



# CROFTS ESTATE AGENTS

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



**Gloria Way**

**Grimsby  
DN37 9SW**

**Offers in the Region Of  
£240,000**

We are delighted to present this superior four bedroom detached executive house which comes to the market with NO FORWARD CHAIN. Set to the rear of a popular quiet Cul-de-sac this property stands proudly from the curb with a superb southerly aspect to the rear garden. The property boasts no less than three separate reception rooms with all the other things you would expect from a family home like cloakroom, utility and family sized kitchen. Upstairs too ticks all the boxes with master en suite bedroom having walk through wardrobe, family bathroom and three other good sized bedrooms with three of the rooms having superbly appointed fitted wardrobes, draws and dressing tables. Outside matches the internal with large double detached garage with wide concrete drive and gravel frontage to the house allowing for multiple amounts of parking for all the family and more. The garden area is south facing being laid mainly to grass with spacious raised deck area to the back of the house.

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### Entrance hall

Entered from a wide covered porch through a leaded uPVC front door with latching light panels to the side the entrance is very spacious with a lovely wide staircase rising and twisting 90 degrees to the first floor. The area is carpeted and stylishly decorated to coving with radiator and pendant light.

### Lounge

18' 8" x 11' 7" (5.70m x 3.54m)

A lovely light lounge runs from front to back of this property with uPVC leaded window to the front and uPVC sliding door and full length window to the rear. The lounge has laminate flooring, cream walls with feature wall to coving, two radiators, two pendant lights and two wall lights.

### Dining room

10' 9" x 11' 8" (3.27m x 3.55m)

The dining is flexible in its use of course and currently houses a substantial dining suite. The room has uPVC pop leaded bay to the front with laminate flooring, neutral decor with feature wall to coving, radiator and ceiling light.

### Snug

7' 9" x 8' 6" (2.37m x 2.60m)

Another smaller reception room could make a perfect games or play room and has uPVC leaded window to the rear, laminate flooring, cream decor with feature wall to coving, radiator and ceiling light.

### Kitchen

9' 9" x 11' 8" (2.96m x 3.55m)

The kitchen has a good range of light wood wall and base units to three sides of the room with one and a half sunken sink drainer, space is left for a large cooker with stylish wide extractor hood over. There are two uPVC windows to the rear with fitted blinds, uPVC door to the rear decking, cream decor radiator, light coloured splash back tiling and ceiling light.

### Utility room

5' 3" x 7' 9" (1.59m x 2.36m)

Always handy this utility comes with wood units and work top over to one side with space and plumbing for washing machine and other white goods. The room has ceramic tiled floor, cream decor to coving, splash back tiling, ceiling light, storage cupboard and uPVC frosted door to the side alley.

### Cloakroom

2' 8" x 4' 11" (0.81m x 1.51m)

The cloakroom has uPVC leaded window to the side, white tiled floor and walls, WC, ceiling light and radiator.

### First Floor Landing

After turning 90 degrees the landing splits and galleries over the entrance to create quite a large space with gallery landing over the entrance hall. There are two leaded arched windows to the front, radiator, coving and airing cupboard with combi boiler inside.

### Master bedroom

11' 11" x 11' 11" (3.62m x 3.62m)

The master bedroom has an extensive range of fitted cupboards, draws and wardrobes with space for double bed. The room has

colourful stylish decor to coving, carpet, uPVC leaded window with fitted blinds to the front, radiator and pendant light.

#### Walk in Wardrobe

6' 8" x 6' 11" (2.04m x 2.12m)

This room leads on to the en suite and has uPVC window to the rear with fitted blinds, two double wardrobes, three down lights, radiator, carpet, decor and coving.

#### En suite

6' 8" x 4' 8" (2.04m x 1.43m)

The en suite has a large shower, vanity sink and WC with uPVC frosted window to the rear, carpet, cream and brown splash back tiling, down light extractor over shower, shaving point, two spot lights and coving.

#### Bedroom Two

10' 10" x 10' 11" (3.31m x 3.33m)

This double bedroom also benefits from a range of fitted wardrobes and draws and has uPVC leaded window to the front, carpet, radiator, white decor and three way light.

#### Bedroom Three

9' 10" x 10' 10" (2.99m x 3.29m)

The third bedroom is another double room with more fitted wardrobes, uPVC window to the rear, carpet, radiator and pendant light.

#### Bedroom Four

8' 0" x 9' 6" (2.45m x 2.90m)

The fourth bedroom has carpet, neutral decor, radiator, coving, uPVC leaded window and three way light.

#### Family Bathroom

8' 6" x 7' 9" (2.58m x 2.37m)

The bathroom has three piece bathroom suite with corner bath and separate shower cubicle. The room has white tiled floors and wall, chrome radiator, three down lights and extractor down light, uPVC frosted window with blind, coving and shaver point.

#### Double Garage

17' 3" x 17' 9" (5.25m x 5.40m)

A large double detached garage is brick and tile built with two separate up and over doors to the front. Inside there is power and light with eaves storage.

#### Rear garden

The rear garden is primarily laid to lawn with small gravel seating area to one corner. Raised decking runs across the back of the property with electric awning over a seating area. The garden is south facing and secure timber fencing to its boundaries. Iron gates lead from the front with concrete double driveway making space for off road parking to the rear.



#### Frontage

The property's front has been laid to low maintenance gravel to make space for more off road parking with concrete drive leading to iron gates and on to garage.

#### 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 D: 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 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

**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  
APPROX. FLOOR  
AREA 96.4 SQ.M.  
(1037 SQ.FT.)

1ST FLOOR  
APPROX. FLOOR  
AREA 63.9 SQ.M.  
(688 SQ.FT.)

TOTAL APPROX. FLOOR AREA 160.3 SQ.M. (1725 SQ.FT.)

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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