



7 Brunel Close, Grimsby, North East Lincolnshire, DN32 9FE
£270,000

Key Features:

- Four Bedroom Detached Property
- Excellent Family Accommodation With Four Double Bedrooms
- Centrally Located For Access To Grimsby & Cleethorpes
- Master Bedroom With En-Suite
- Open Plan Kitchen/Dining Room
- Spacious Rear Lounge & Conservatory
- Downstairs Cloak/WC
- NEW GCH Boiler
- Private South-West Facing Garden
- Ample Off Road Parking & Integral Garage

An ideal four bedroom family home situated in this popular residential area off Weelsby Road. Perfectly situated for easy access to both central Grimsby and Cleethorpes, highly regarded local schools, and colleges.

Well presented, the accommodation offers:- entrance hall with cloakroom, open plan modern kitchen/dining room, and a spacious rear lounge opening into the conservatory. To the first floor are four good sized bedrooms, an en-suite shower room to the master bedroom, and a family bathroom.

Outside the property provides ample driveway parking with access to the integral garage, and attractive cottage style garden to the rear. Viewing Highly Recommended.



ENTRANCE HALL

Front entrance to the property, L-shaped, with understairs storage cupboard and access to the garage.

CLOAKROOM

4'10" x 3'1" (1.49 x 0.94)

Fitted with a pedestal hand basin and wc

DINING ROOM

14'1" x 8'5" (4.30 x 2.58)

To front aspect with bay window, and open access into:-

KITCHEN

15'3" x 8'5" (4.65 x 2.58)

Installed in 2022, featuring a range of fitted units, with contrasting work surfaces incorporating a composite sink, integrated dishwasher, and range cooker with extractor over. Plumbing for a washing machine and space for an American style fridge/freezer. Rear aspect window and access to the side of the property.

LOUNGE

14'2" x 11'9" (4.34 x 3.60)

A rear aspect lounge with fireplace incorporating a living flame gas fire. French doors opening into:-

CONSERVATORY

13'1" x 12'6" (4.00 x 3.83)

A upvc conservatory overlooking the rear garden.

FIRST FLOOR LANDING

With a built-in storage cupboard and access to the loft.

BEDROOM 1

14'6" x 9'11" (4.43 x 3.04)

To front aspect, with two built-in wardrobes.

EN-SUITE SHOWER ROOM

7'0" x 4'7" (2.15 x 1.40)

Fitted with a shower enclosure, pedestal basin and wc. Heated towel rail. Obscure glazed window.

BEDROOM 2

12'11" x 8'5" (3.95 x 2.59)

To front aspect.

BEDROOM 3

11'0" x 8'4" (3.37 x 2.56)

To rear aspect.

BEDROOM 4

10'11" x 8'6" (3.35 x 2.60)

To rear aspect.

FAMILY BATHROOM

6'9" x 5'9" (2.07 x 1.76)

A fully tiled bathroom fitted with a pedestal basin, wc, and P-shaped bath with overhead shower. Heated towel rail. Obscure glazed window.

OUTSIDE

Occupying a pleasant cul de sac position, the property is set open plan to the front with lawn, and a spacious driveway with access to the integral garage.

The rear garden is well established having a variety of trees and shrubs providing excellent screening and privacy. With shaped lawn and paved patio.

GARAGE

Integral garage with an up and over door, power/light. Housing the gas central heating boiler - New Dec 2023 inc. 5yr warranty

TENURE

FREEHOLD

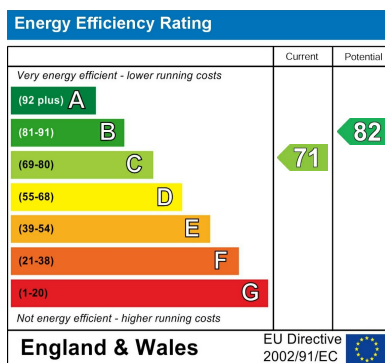
COUNCIL TAX BAND

D





Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plots, gardens, 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. Made with Hectagaze 3/2024



Viewing

By appointment only.

Tenure

We are advised by the vendor that the property is: As Above However, prospective purchasers should have the tenure of this property confirmed by a solicitor.

Additional Information Local Authority: North East Lincolnshire Council Telephone 01472 313 131

Services: All mains services are available or connected subject to the statutory regulations. we have not tested any heating systems, fixtures, appliances or services.

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS

Although we have taken great care to ensure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. Any references to the condition, use or appearance of the property or appliances therein, are made for guidance only, and no warranties are given or implied by this information. It is not the Agents policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries., in order to ensure that any necessary consents have been obtained. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purposes only and are not for any other use but guidance and illustration. The Agents have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore