



**48 Cleefield Drive, Grimsby, North East Lincolnshire, DN32 9SA**  
**£160,000**

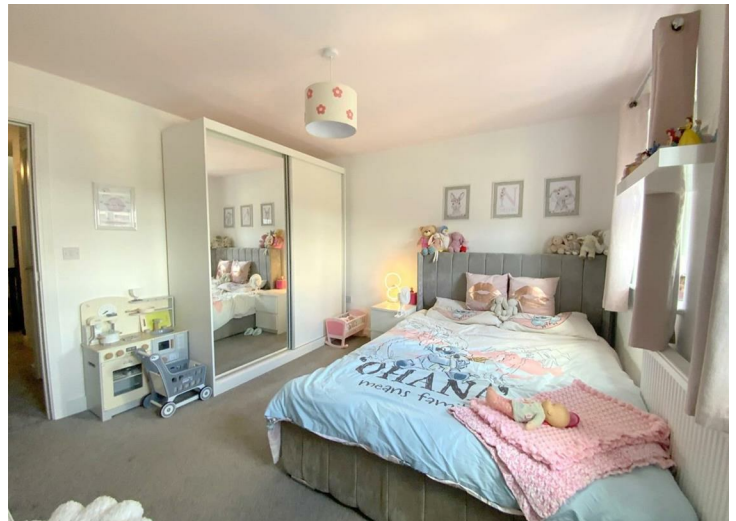


### Key Features:

- Modern Mid Link Property, Built in 2020
- Deceptively Spacious Interior
- Three Bedrooms
- Lounge, Kitchen Diner & Downstairs WC
- En Suite Shower Room & Family Bathroom
- Driveway Parking
- Low Maintenance Garden

Situated on a modern development off Ladysmith Road, this three bedroom mid link property offers well presented accommodation set over three floors. The ground floor comprises a front entrance porch, lounge, inner hallway with cloakroom/WC, and a kitchen diner.

On the first floor are two bedrooms and a family bathroom, while the second floor is dedicated to the main bedroom with an en suite shower room. Outside, the property benefits from a low maintenance rear garden, and a driveway to the front.





### ENTRANCE PORCH

5'2" x 4'9" (1.59 x 1.45)

Front entrance to the property accessed via a modern composite door.

### LOUNGE

13'8" x 11'10" (4.17 x 3.62)

To front aspect, with feature media wall incorporating a modern electric fire.

### INNER HALLWAY

11'3" x 5'3" (3.43 x 1.61)

With useful understairs storage cupboard.

### CLOAKROOM/WC

5'0" x 4'7" (1.53 x 1.40)

Fitted with a hand basin, WC, and heated towel rail.

### KITCHEN DINER

11'10" x 11'3" (3.61 x 3.44)

Fitted with a range of modern wall and base units and contrasting worktops incorporating a stainless-steel sink. Integrated appliances comprising a fridge/freezer, dishwasher, washing machine, oven, and gas hob. Unit housing the gas central heating boiler. Rear aspect window and access onto the rear garden.

### FIRST FLOOR LANDING

With a built-in storage cupboard.

### BEDROOM 2

11'11" x 11'1" (3.65 x 3.39)

To front aspect.

### BEDROOM 3

11'11" x 8'4" (3.65 x 2.55)

To rear aspect.

### FAMILY BATHROOM

7'5" x 6'10" (2.27 x 2.10)

Fitted with a vanity unit, WC, and panelled bath with shower over.

### SECOND FLOOR

### BEDROOM 1

16'0" x 11'11" (4.90 x 3.65)

To front aspect.

### EN-SUITE

4'3" x 2'6" (1.31 x 0.78)

Fitted with a wash basin, WC, and shower enclosure. Heated towel rail, and Velux window.

### OUTSIDE

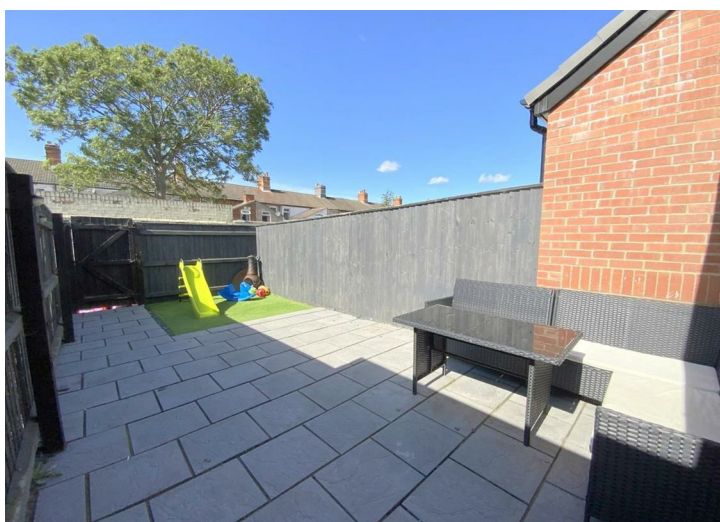
The property stands open plan to the front having a tarmac driveway, and EV charger. The rear garden is mainly paved, with artificial lawn and access to the passageway.

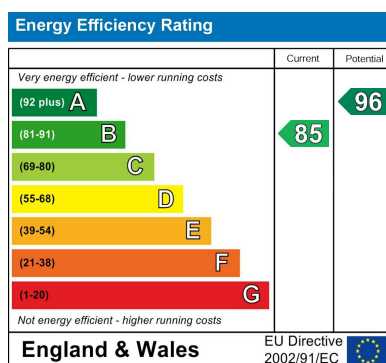
### TENURE

FREEHOLD

### COUNCIL TAX BAND

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## 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