



4 Cleefield Drive, Grimsby, DN32 9SA
£135,000

Key Features:

- Modern Two Bedroom Mid Link Property
- Built in 2019
- Spacious Living Room
- Dining Kitchen
- Ground Floor Cloak/WC
- First Floor Family Bathroom
- Two Double Bedrooms
- Off Road Parking
- Low Maintenance Garden

Built in 2019, this modern two bedroom end link home offers well planned accommodation, ideally suited to first-time buyers, young professionals and downsizers alike.

Well presented, the accommodation offers an entrance porch leading into a spacious living room. An inner hallway provides access to a useful ground floor cloakroom/WC, storage cupboard and staircase to the first floor.

To the rear is a modern dining kitchen, fitted with a contemporary range of gloss units and integrated appliances including an oven, microwave, gas hob, fridge/freezer and dishwasher. There is ample space for a dining table, with French doors opening directly onto the rear garden.

Upstairs are two good sized double bedrooms together with the family bathroom.

Outside, the property has an open plan frontage with off-road parking, while the enclosed rear garden has been designed for low maintenance.

Conveniently positioned off Ladysmith Road, the property is well placed for local amenities and schools, with Grimsby town centre and Cleethorpes seafront both within easy reach.

The property has the remainder of its original 10-year building warranty.



LIVING ROOM
11'10" x 11'1" (3.63 x 3.38)

DINING KITCHEN
11'10" x 10'5" (3.62 x 3.20)

CLOAK/WC
6'2" x 4'6" (1.89 x 1.39)

FIRST FLOOR

BEDROOM 1
11'11" x 11'2" (3.64 x 3.41)

BEDROOM 2
11'10" x 8'2" (3.62 x 2.51)

BATHROOM
7'6" x 6'9" (2.29 x 2.08)

TENURE
Freehold

COUNCIL TAX BAND
B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

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