ARGYLE
ESTATE AGENTS

17 Brunel Close, Grimsby, North East Lincolnshire, DN32 9FE
£285,000

31 Sea View Street, Cleethorpes, North East Lincolnshire, DN35 8EU Tel: 01472 603929

Key Features:

- Four Bedroom Detached Family Home
- Quiet Residential Location Off Weelsby Road
- Backs Onto Woodland - Not Overlooked
- Open Plan Kitchen Diner
- Conservatory
- Separate Bay Fronted Lounge
- Downstairs WC
- Four Good Sized Bedrooms & Family Bathroom
- Generous Main Bedroom With En-Suite
- Ample Driveway Parking & integral Garage

This well presented four bedroom detached home is located in a quiet residential area situated off Weelsby Road, ideally placed for easy access to both central Grimsby and Cleethorpes, and reputable schools and colleges. Perfect for modern family life and entertaining, the accommodation offers a flowing layout to the ground floor, comprising an entrance hall, cloakroom/wc, an open plan kitchen diner opening into the conservatory, and a separate bay fronted lounge.
Upstairs, the home features four good sized bedrooms, including a generously sized main bedroom with a modern en-suite, as well as a family bath/shower room.
Outside, a double width driveway provides ample parking to the front, while the rear garden includes a lawn and full width decked terrace. The garden also enjoys a pleasant green backdrop having woodland to the rear, ensuring excellent privacy.
A recently installed gas central heating boiler adds to the home's comfort and efficiency.
A superb opportunity to secure a spacious family home in a peaceful and convenient location…Viewing Highly Recommended.

ENTRANCE HALL
With solid wood flooring, staircase to the first floor, and internal door to the garage.

CLOAKROOM/WC
3'1" x 2'3" (0.96 x 0.69)
Fitted with a modern vanity sink unit, wc, and heated towel rail.

LOUNGE
17'1" x 11'5" (5.22 x 3.49)
With a bay window to front aspect, and Louis style fireplace incorporating a modern electric fire. Open access to:-

KITCHEN DINER
26'2" x 10'6" (8.00 x 3.22)
A full width sociable open plan room, featuring a large range of shaker style units, with central island and contrasting butchers block style worktops. Appliances include a range cooker with extractor over, an integrated fridge/freezer, washing machine and dishwasher. Tiled floor throughout. Rear aspect window and entrance door. French doors opening into:-

CONSERVATORY
14'2" x 11'2" (4.32 x 3.41)
Overlooking the rear garden, a uPVC conservatory designed for year-round use, with insulated roof and electric wall heater.

FIRST FLOOR LANDING
With access to the loft via a drop-down ladder, and two built-in storage cupboards.

BEDROOM 1
17'11" x 9'11" (5.47 x 3.03)
With a bay window to front aspect, and large range of fitted wardrobes.

EN-SUITE SHOWER ROOM
7'6" x 6'7" (2.30 x 2.01)
Fitted with a modern walk-in shower, vanity sink unit, concealed cistern wc, and heated towel rail.

BEDROOM 2
15'2" x 8'6" (4.64 x 2.61)
To rear aspect, with fitted wardrobes/storage.

BEDROOM 3
8'2" x 9'4" (2.5 x 2.86)
To rear aspect.

BEDROOM 4
9'8" x 7'9" (2.95 x 2.37)
To rear aspect.

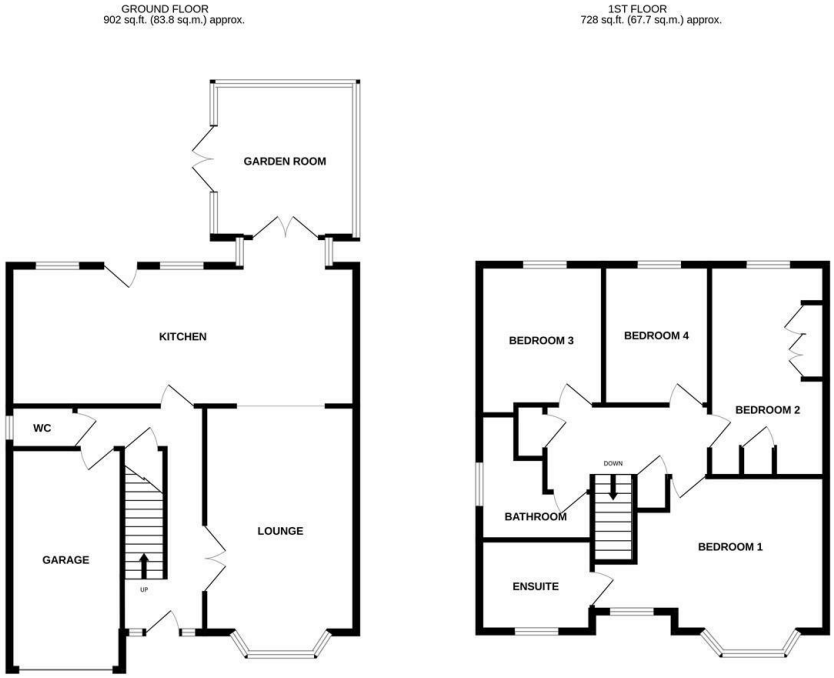
FAMILY BATHROOM
8'3" x 6'7" (2.53 x 2.03)
Fitted with a shower enclosure, panelled bath, vanity sink unit, and wc.

OUTSIDE
The front of the property is approached over a double width driveway with access to the integral garage. The rear garden is mainly laid to lawn and full width decked terrace with summer house.

GARAGE
An integral garage, housing the Ideal Logic gas central heating boiler.

TENURE
FREEHOLD

COUNCIL TAX BAND
E



TOTAL FLOOR AREA : 1631 sq.ft. (151.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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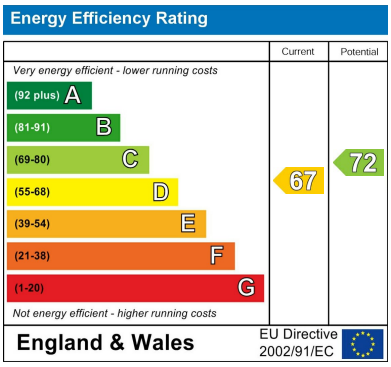

Viewing

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 confirrmed 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.

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