



1 Maxwell Court, Grimsby, North East Lincolnshire, DN34 5TX
£245,000

Key Features:

- Three/Four Bedroom Detached Property
- Modernised Family Accommodation
- Extended Open Plan Living Kitchen
- Good Sized Double Bedrooms
- Landscaped Rear Garden
- Corner Position With Ample Parking & Garage
- Excellent School Catchment
- Solar Panels
- NO FORWARD CHAIN

An extended three/four bedroom detached property situated in this ever popular residential area of Laceby Acres, conveniently placed for well regarded schools, transport links, shopping facilities and amenities. Offering spacious family accommodation, the property had undergone a scheme of modernisation, highlighted by an impressive open plan living kitchen - boasting a full range of integral appliances and bi-folding doors opening onto the garden. A separate versatile room to the ground floor is currently being used as a fourth bedroom. The first floor features the recent addition of a newly refurbished bathroom, along with three double bedrooms and access to a further wc. Outside, there is ample off road parking, and a landscaped garden designed for relaxation and entertaining - featuring a designated hot tub area, low maintenance lawn and a spacious paved patio. NO FORWARD CHAIN



ENTRANCE HALLWAY

Front entrance to the property with staircase leading to the first floor.

LIVING KITCHEN

22'8" x 17'11" (6.92 x 5.48)

Plus Kitchen area - 4.23 x 2.66

Undoubtedly the hub of the home, a spacious open plan family living room featuring bi-folding doors opening onto the garden. Kitchen area featuring a range of modern gloss units and quartz work surfaces with undermounted sink. Appliances include built-in twin ovens, a five ring gas hob with extractor over, integrated dishwasher, washing machine and dryer. Island providing further storage and a breakfast bar. Space for an American style fridge/freezer. Porcelain tiled floor throughout. Triple aspect windows, and velux skylights.

SNUG/BEDROOM 4

10'0" x 8'11" (3.06 x 2.72)

A versatile room or fourth bedroom if required.

FIRST FLOOR LANDING

With a built-in storage/airing cupboard housing the gas central heating boiler (New 2021).

Access to the loft via a drop-down ladder.

BEDROOM 1

11'11" x 11'8" (3.64 x 3.57)

To front aspect, with built-in mirror fronted wardrobes.

BEDROOM 2

12'9" x 8'7" (3.89 x 2.64)

To front aspect.

BEDROOM 3

9'1" x 8'2" (2.78 x 2.49)

To rear aspect, with a built-in storage cupboard.

BATHROOM

7'2" x 6'0" (2.20 x 1.83)

Recently refurbished comprising a panelled bath with overhead shower, vanity sink unit and concealed cistern wc. Heated towel rail. Opaque rear aspect window.

SEPERATE W/C

5'7" x 2'10" (1.71 x 0.88)

Additional wc and hand basin. Opaque rear aspect window.

OUTSIDE

The property stands on the corner with Nelson Way, set open plan having driveway parking for several cars, and leading to the detached garage. Enclosed at the rear, the garden features a spacious Indian sandstone patio area and artificial lawn. Area with pergola providing ideal space for a hot tub.

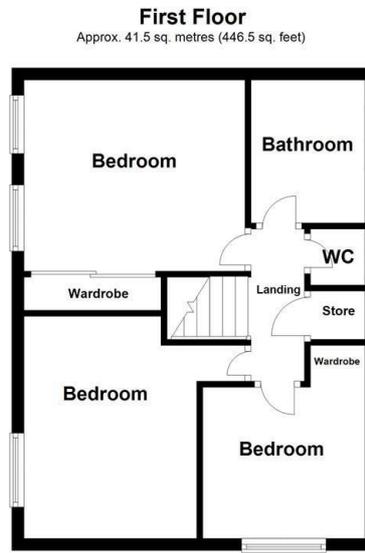
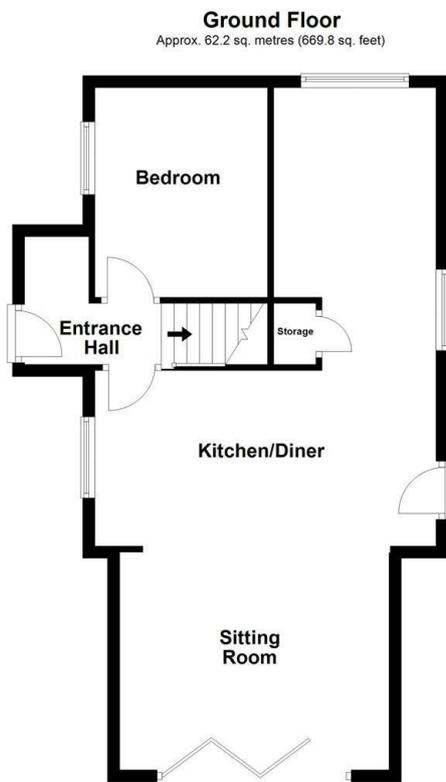
COUNCIL TAX BAND

B

TENURE

FREEHOLD





Total area: approx. 103.7 sq. metres (1116.3 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		86
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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

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

