

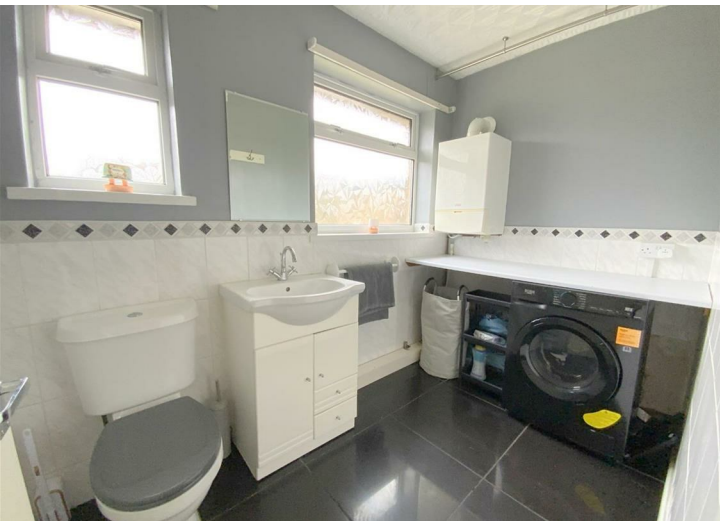


**10 Grasby Crescent, Grimsby, DN37 9HE**  
**£210,000**

## Key Features:

- Detached Two Bedroom Property
- Well Proportioned & Versatile Accommodation
- Two Generous Double Bedrooms
- Modern Shower Room
- Spacious Dual Aspect Living Room
- Sitting Room
- Kitchen & Separate Utility Room/WC
- Private Rear Garden
- Driveway Parking & Large Detached Garage

Situated in a popular and established residential area, this detached two bedroom home offers well proportioned and versatile accommodation, ideal for a range of buyers. Grasby Crescent enjoys a peaceful setting while remaining conveniently close to a wide range of local amenities, schools, and easy access to the town centre and A180 motorway links. The property is thoughtfully arranged, featuring a spacious dual aspect living room opening onto the rear garden, creating an inviting main living space. The kitchen leads through an archway into a separate sitting room, currently utilised as a snug, offering flexibility for a variety of uses. A useful utility room with WC adds further practicality. To the first floor are two generously sized double bedrooms, along with a recently refurbished modern shower room. Externally, the property stands within lawned gardens, providing a pleasant outdoor setting, along with driveway parking. A large detached brick garage/workshop provides excellent storage or potential for a range of uses.



## LIVING ROOM

23'1" x 13'10" (7.04 x 4.22)

A spacious dual aspect room with French doors opening onto the rear garden, and a feature brick fireplace incorporating a log burning stove.

## KITCHEN

13'4" x 12'4" (4.07 x 3.78)

Fitted with a range of units, freestanding cooker, plumbing for a dishwasher, and space for further appliances. Side entrance door, and archway leading into the sitting room.

## SITTING ROOM

12'5" x 9'3" (3.79 x 2.82)

A versatile room to front aspect.

## UTILITY ROOM/WC

7'4" x 5'5" (2.24 x 1.66)

With vanity unit, WC, space for laundry appliances and wall mounted gas central heating boiler.

## FIRST FLOOR

### BEDROOM 1

13'10" x 13'2" (4.24 x 4.02)

Front aspect bedroom with access to eaves storage space.

### BEDROOM 2

13'2" x 12'11" (4.02 x 3.94)

A second front aspect bedroom with access to eaves storage space.

## SHOWER ROOM

9'1" x 5'4" (2.77 x 1.63)

Fitted with a large walk-in shower, vanity unit and WC.

## GARAGE

21'11" x 11'3" (6.69 x 3.45)

A detached brick garage/workshop with side pedestrian access.


## TENURE

FREEHOLD

## COUNCIL TAX

C



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

