



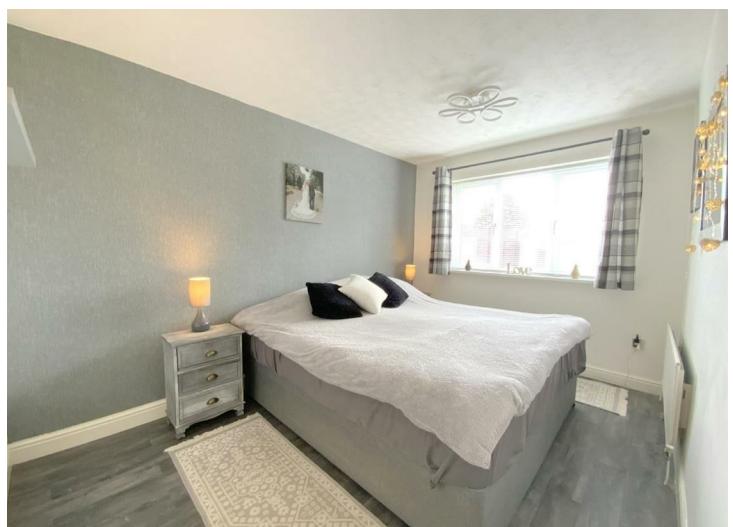
39 Defender Drive, Grimsby, North East Lincolnshire, DN37 9PS
£165,000

Key Features:

- Detached Bungalow
- Popular Area To The Outskirts Of Grimsby
- ONE Double Bedroom
- Modern Dining Kitchen & Bathroom
- Bay Fronted Lounge
- New GCH Boiler/uPVC Double Glazing
- Low Maintenance Gardens
- South-West Facing Rear Aspect
- Ample Parking

A well presented one bedroom detached bungalow set in the corner of a quiet cul de sac, within the popular residential area of Aylesby Park. Ideally situated for easy access to the A180 and Humber Bank industries, and close to a wide range of amenities at nearby Wybers Wood.

The accommodation comprises:- a side entrance hall, bay fronted lounge, modern fitted dining kitchen, a double bedroom, and a well-appointed modern bathroom. New gas central heating boiler and uPVC double glazed windows and doors installed in 2023. Spacious driveway to the front, and attractive south-west facing rear garden. Viewing Highly Recommended.



ENTRANCE HALL

Accessed via the side of the property, an L-shaped hall with built-in storage cupboard (plumbed for a washing machine).

LOUNGE

18'0" x 7'8" (5.51 x 2.36)

A spacious full width lounge, with a bay window to front aspect, and further side window. Useful walk-in cloak/storage cupboard.

DINING KITCHEN

18'4" x 8'11" (5.60 x 2.72)

Featuring a range of white gloss units, with contrasting work surfaces incorporating a stainless-steel sink, built-in oven and hob with extractor over, and space for further appliances. Unit housing the gas central heating boiler. Side aspect window, and French doors opening onto the rear garden.

BEDROOM

12'6" x 8'8" (3.83 x 2.66)

A double bedroom to rear aspect.

BATHROOM

8'8" x 4'11" (2.66 x 1.50)

A fully tiled bathroom, featuring a vanity sink unit, wc, and panelled bath with dual shower heads. Illuminated wall mirror, and heated towel rail. Obscure glazed window.

OUTSIDE

Tucked away in the corner of a quiet cul de sac, the front of the property is set open plan providing ample parking space. Enclosed at the rear, the garden features a full width paved patio and artificial lawn. Large garden store and timber shed to the side.

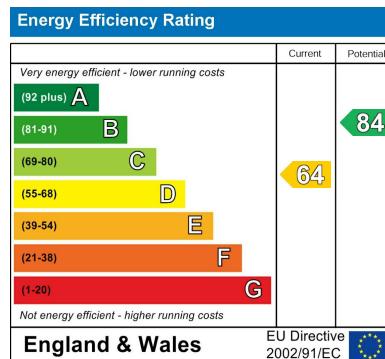
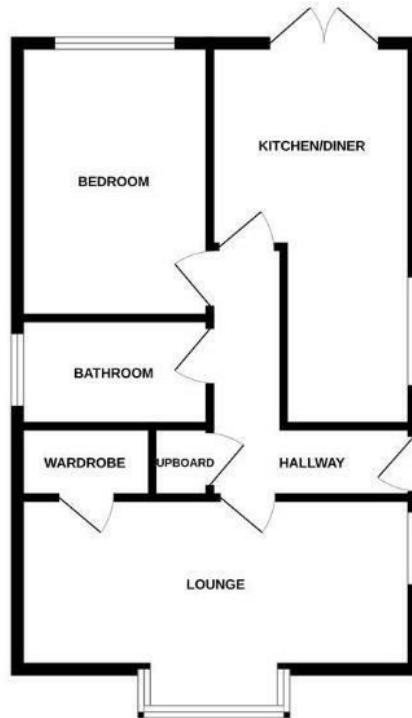
TENURE

FREEHOLD

COUNCIL TAX BAND

B





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