



28 The Cloisters, Grimsby, North East Lincolnshire, DN37 9QX
£210,000

Key Features:

- FOUR Bedroom Semi Detached Property
- Spacious Corner Position
- Open Plan Kitchen/Dining Room
- Two Reception Rooms
- Downstairs Cloaks/WC
- Three Double Bedrooms
- Generous Gardens
- Detached Double Garage
- Close To Popular Schools & Amenities

Located at Wybers Wood, an extended Four Bedroom Semi Detached home occupying a spacious corner position in this ever popular residential area. Offering excellent family living space, with generous gardens and a detached double garage. The accommodation includes:- entrance hall with cloaks/wc, a front lounge, a spacious open plan kitchen/dining room, and a further sitting room at the rear. To the first floor are four bedrooms including three doubles, and a family bathroom.



ENTRANCE HALL

Front entrance to the property, with a side aspect window, radiator, and staircase to the first floor.

CLOAKS/WC

5'0" x 4'8" (1.53 x 1.43)

Fitted with a modern hand basin and wc. Obscure glazed window.

LOUNGE

14'9" x 11'3" (4.51 x 3.45)

To the front of the property, with feature fireplace incorporating a modern electric fire, and electric in situ for a recessed tv. Radiator and front aspect window.

KITCHEN/DINING ROOM

18'1" x 15'7" (5.52 x 4.77)

Measured as a whole room

Open plan rear living space, with kitchen area comprising of wall and base units, inset resin sink, built-in oven/grill and a five ring gas hob. Plumbing for a washing machine and further appliance space. Rear aspect window. Open plan to the spacious dining area with radiator and patio doors to the rear.

REAR SITTING ROOM

10'7" x 10'7" (3.24 x 3.24)

An additional sitting room, with access to the rear/side gardens.

FIRST FLOOR LANDING

With a side aspect window.

BEDROOM 1

10'7" x 10'0" (3.23 x 3.07)

Window to front aspect, and radiator.

BEDROOM 2

13'3" x 10'5" (4.05 x 3.19)

Window to side aspect, and radiator.

BEDROOM 3

11'7" x 11'6" (3.54 x 3.51)

Window to rear aspect, fitted storage cupboard, and radiator

BEDROOM 4

9'4" x 7'7" (2.87 x 2.33)

Window to front aspect, and radiator.

BATHROOM

6'10" x 5'7" (2.10 x 1.71)

Fitted with a pedestal basin, wc, and panelled bath with electric shower over. Heated towel rail, and an obscure glazed window.

OUTSIDE

Set on a spacious corner plot with high hedging to the boundary, the property has continuous lawn to the front and side. To the rear are paved patio areas, with a gazebo providing sheltered dining and entertaining space. Driveway to the rear leading to the detached double garage.

GARAGE

20'0" x 17'4" (6.10 x 5.29)

A detached double garage with up and over front door, side door, and electric.

TENURE

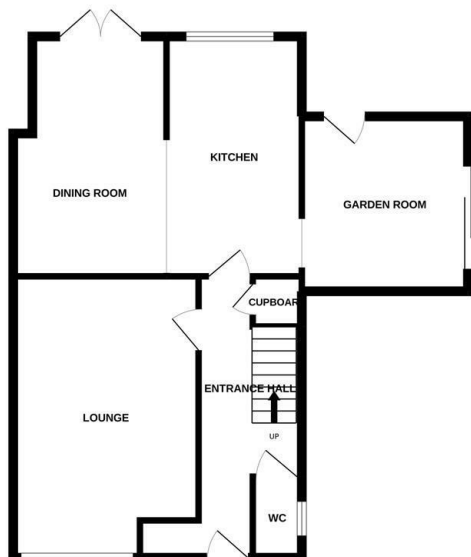
Freehold

COUNCIL TAX BAND

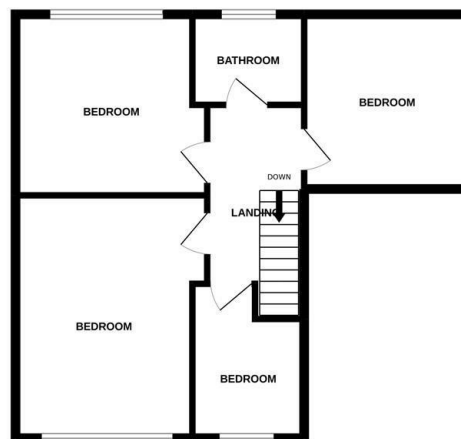
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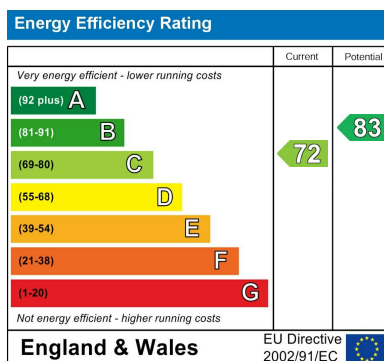
GROUND FLOOR



1ST FLOOR



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 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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