

**10 Weelsby Grove, Grimsby, North East Lincolnshire, DN32 0AG**  
**£170,000**

### Key Features:

- Three Bedroom Detached Home
- Popular Residential Area of Grimsby
- Ideal Family Accommodation - Close to Schools
- Two Reception Rooms
- Ground Floor WC & First Floor Bathroom
- Kitchen, Separate Utility
- Driveway Parking

This three bedroom detached home is located in a popular residential area of Grimsby, a short distance from the town centre, local schools and parks. The accommodation offers a traditional layout, comprising an entrance hall, a bay fronted lounge, rear living/dining room, kitchen, a utility area and downstairs WC. Upstairs are two double bedrooms, a third bedroom, along with a family bathroom. Outside, there are lawned gardens to the front and rear, and off road parking.



### ENTRANCE HALL

Accessed via a uPVC glazed front door. With understairs recess, and useful storage cupboard/pantry.

### LOUNGE

12'6" x 12'4" (3.83 x 3.77)

With a bay window to front aspect.

### REAR LIVING/DINING ROOM

17'3" x 10'4" (5.27 x 3.15)

A second reception room, overlooking the rear garden.

### KITCHEN

11'4" x 7'1" (3.47 x 2.16)

Fitted with modern wall and base units, worktops incorporating a stainless-steel sink, and space for all appliances. Side aspect window, and access to the rear garden.

### UTILITY AREA

5'10" x 4'2" (1.80 x 1.29)

With space for laundry appliances, and a rear aspect window.

### CLOAKROOM

5'5" x 2'5" (1.66 x 0.76)

Fitted with a WC, and wall mounted 'Vaillant' GCH boiler.

### FIRST FLOOR LANDING

With a side aspect window.

### BEDROOM 1

13'2" x 10'5" (4.03 x 3.18)

To rear aspect, with original feature fireplace.

### BEDROOM 2

11'3" x 10'2" (3.45 x 3.12)

To front aspect, a second double bedroom with original feature fireplace.

### BEDROOM 3

9'3" x 7'6" (2.84 x 2.29)

To rear aspect, with access to the loft.

### BATHROOM

6'2" x 5'9" (1.88 x 1.76)

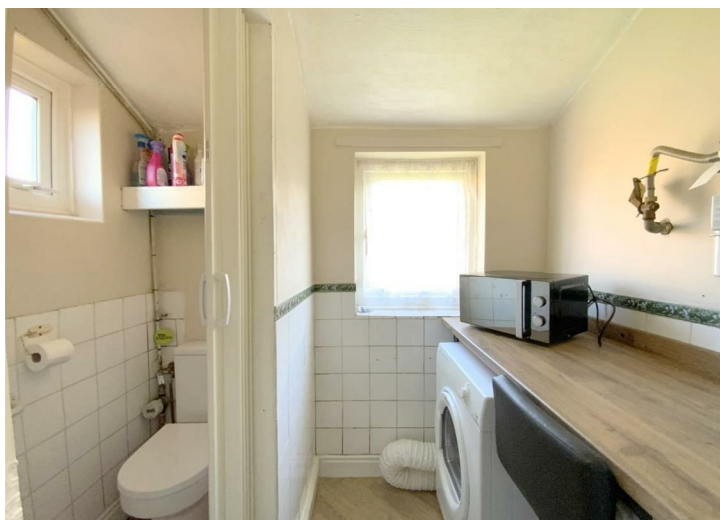
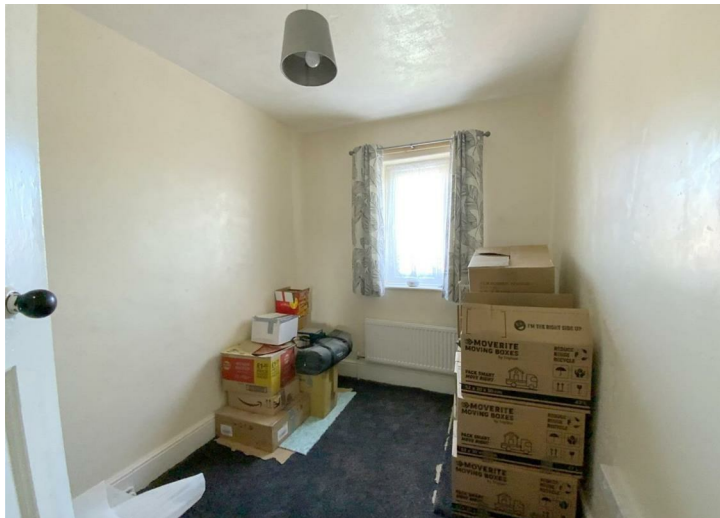
Fitted with a panelled bath and pedestal basin. Storage/airing cupboard housing the hot water cylinder.

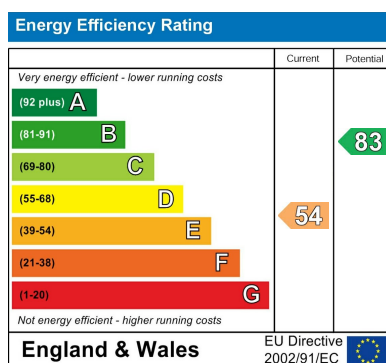
### COUNCIL TAX

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### TENURE

FREEHOLD





## 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