



**55. Clee Crescent, Grimsby, North East Lincolnshire, DN32 8NF
£240,000**

Key Features:

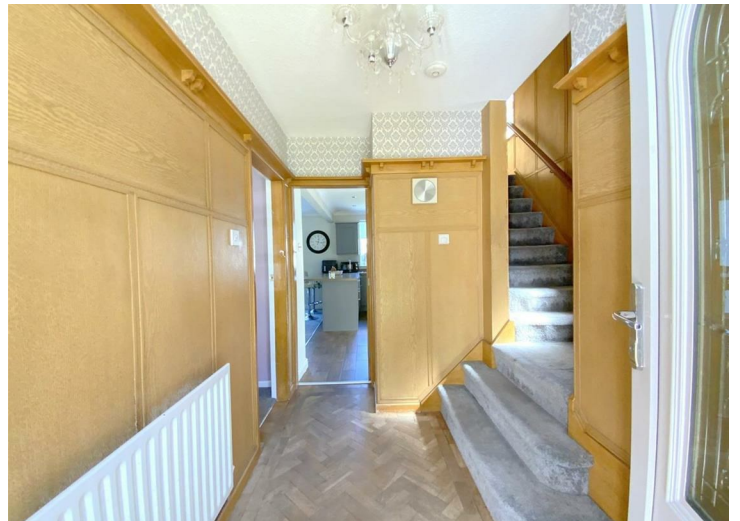
- Traditional Three Bedroom Semi Detached Home
- Sought After Area of Old Cleve
- Spacious and Well Presented
- Open Plan Kitchen/Dining Room
- Separate Lounge
- Modern Bathroom
- Driveway Parking & Detached Garage

Situated in the sought after area of Old Cleve, this attractive bay fronted semi detached home offers spacious and well presented accommodation, perfectly suited to modern family living. Ideally positioned for local amenities, popular schools, and easy access to both Grimsby town centre and Cleethorpes seafront.

The ground floor is thoughtfully arranged featuring a welcoming entrance hall, and a comfortable lounge creating a bright and inviting living space. To the rear, a stylish open plan kitchen/dining room forms the heart of the home, fitted with a range of modern units and offering ample space for both dining and entertaining, with French doors opening onto the rear garden.

To the first floor, the property continues to impress with two generous double bedrooms, a good sized third bedroom, and a modern family bathroom.

Outside, the home is set within well maintained lawned gardens providing a pleasant outdoor space. A driveway provides off road parking and access to the detached garage with adjoining store/WC.



ENTRANCE HALL

Featuring parquet wood flooring, and characterful wall panelling which continues to the first floor landing. Useful built-in storage cupboard.

LOUNGE

13'5" x 11'10" (4.10 x 3.62)

Bay fronted lounge with Art Deco style fireplace, and double doors opening through to the dining room.

KITCHEN/DINING ROOM

20'10" x 13'9" (6.37 x 4.21)

Fitted with a range of grey shaker style units and contrasting worktops incorporating a breakfast bar. Includes a built-in double oven, gas hob with extractor over, integrated dishwasher and washing machine. Side entrance and pantry.

Versatile sitting and dining area with French doors opening onto the rear garden.

FIRST FLOOR LANDING

With loft access via a drop-down ladder, and side aspect window.

BEDROOM 1

16'4" x 11'10" (4.99 x 3.63)

Front aspect main bedroom with bay window.

BEDROOM 2

12'2" x 11'10" (3.71 x 3.63)

Rear aspect double bedroom.

BEDROOM 3

10'4" x 8'11" (3.16 x 2.73)

Front aspect bedroom.

BATHROOM

8'10" x 8'2" (2.70 x 2.50)

Fitted with a pedestal basin, WC, and panelled bath with shower over. Built-in storage cupboard housing the gas central heating boiler.

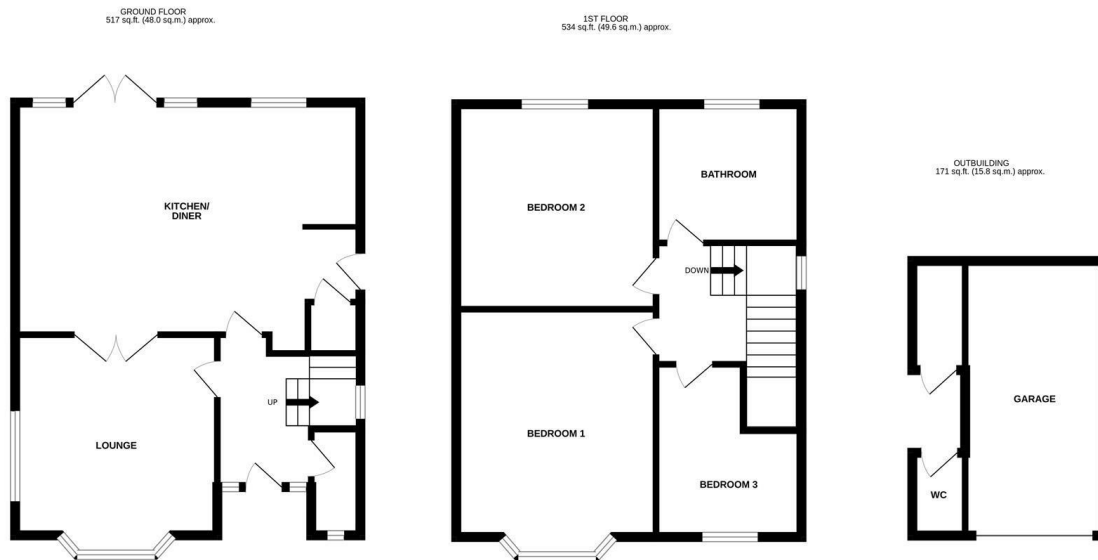
TENURE

Freehold

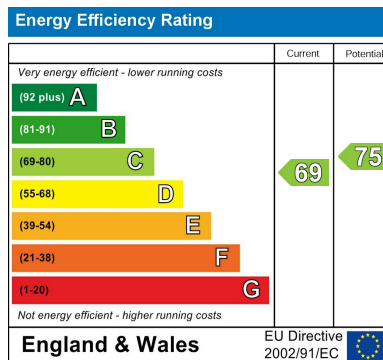
COUNCIL TAX BAND

C





TOTAL FLOOR AREA: 1221 sq.ft. (113.4 sq.m.) approx.
 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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