



91a Littlefield Lane, Grimsby, North East Lincolnshire, DN34 4NU
£175,000

Key Features:

- Three Bedroom Semi Detached Home
- Modern Family Accommodation
- Open Plan Kitchen Diner
- Downstairs Cloak/WC
- Three Good Sized Bedrooms
- Ample Driveway Parking
- Detached Garage

A spacious and well presented semi detached home offered for sale in this established area of Grimsby. Ideally located for a wide range of local amenities, popular schools and within close proximity to the town centre. Modernised throughout, the accommodation comprises; entrance hall, cloaks/wc, a bay fronted lounge featuring a multi fuel stove, and an open plan kitchen diner at the rear. To the first floor are three good sized bedrooms and a family bathroom. Externally, the property is approached over a spacious gravelled driveway leading to the detached garage and rear garden which is ideal for entertaining. An excellent opportunity for first time buyers and families alike...viewing highly recommended.



ENTRANCE HALL

Accessed via a composite front entrance door. With tiled floor benefiting electric underfloor heating which continues throughout the ground floor. Useful understairs storage cupboard.

CLOAKROOM

4'5" x 4'3" (1.37 x 1.31)

Fitted with a vanity sink unit and concealed cistern wc. Heated towel rail. Obscure glazed window.

LOUNGE

18'5" x 9'10" (5.63 x 3.01)

Measured into bay.

A bay fronted lounge with limestone fireplace incorporating a multi fuel stove.

KITCHEN DINER

19'6" x 11'5" (5.95 x 3.49)

Measured at widest point.

Fitted with a range of modern gloss units and contrasting Quartz stone work tops incorporating a breakfast bar. Built-in oven and a five ring gas hob with extractor over, integrated dishwasher, and space for further appliances. Unit housing the gas central heating boiler. Side aspect window, and French doors opening onto the rear garden.

FIRST FLOOR LANDING

With a front aspect window, and access to the loft via a drop down ladder.

BEDROOM 1

12'5" x 9'10" (3.81 x 3.01)

To front aspect.

BEDROOM 2

11'10" x 9'11" (3.62 x 3.04)

To rear aspect.

BEDROOM 3

9'1" x 8'6" (2.78 x 2.60)

To rear aspect.

BATHROOM

7'4" x 5'4" (2.26 x 1.64)

Fitted with a vanity sink unit, concealed cistern wc, and panelled bath with overhead electric shower. Heated towel rail. Obscure glazed window.

OUTSIDE

The front of the property is completely laid to gravelled stone providing ample off road parking and leading through double gates to the detached garage. The rear garden features full width decking with gazebo, and lawn.

GARAGE

A detached brick garage with electric operated door, and roof storage space.

TENURE

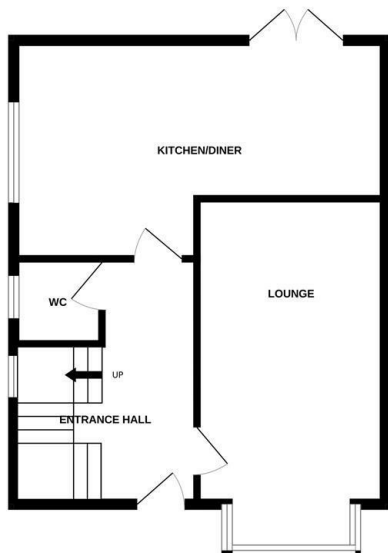
FREEHOLD

COUNCIL TAX BAND

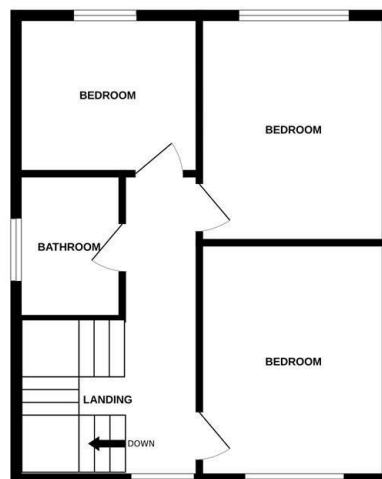
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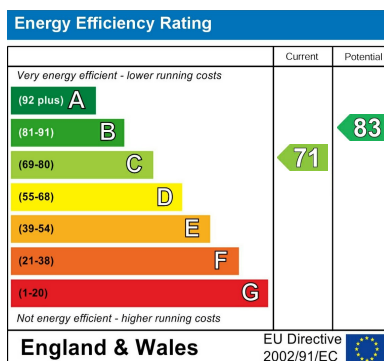
GROUND FLOOR



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

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