



6 Kristine Close, Grimsby, DN32 9SD
£125,000

Key Features:

- Modern Two Bedroom End Link Home
- Built in 2019
- Spacious Lounge
- Ground Floor WC
- Modern Dining Kitchen
- Two Good Sized Double Bedrooms
- Off Road Parking

Built in 2019 and benefiting from the remainder of its 10-year building warranty, this well-presented two bedroom end-link home offers modern, well-planned accommodation, ideally suited to first-time buyers, young professionals and downsizers alike.

Conveniently positioned off Ladysmith Road, the property is well placed for a range of local amenities, transport links and well-regarded schools, while also providing easy access to both Grimsby town centre and Cleethorpes seafront.

The accommodation comprises a front entrance porch leading into a spacious lounge, creating a comfortable and welcoming living space. An inner hallway provides access to a useful ground floor WC, a storage cupboard and the staircase to the first floor.

To the rear of the property is a stylish dining kitchen fitted with a range of contemporary white gloss units, complemented by integrated appliances including an oven, gas hob, fridge/freezer and dishwasher. The room offers ample space for dining and benefits from French doors opening onto the rear garden.

To the first floor are two well-proportioned double bedrooms together with a modern family bathroom.

Externally, the property enjoys a lengthy driveway providing off-road parking to the front, while the enclosed rear garden offers an ideal space for outdoor dining, entertaining and relaxation.



LOUNGE

11'9" x 11'2" (3.60 x 3.42)

DINING KITCHEN

11'8" x 10'6" (3.58 x 3.21)

CLOAKROOM/WC

4'11" x 4'6" (1.51 x 1.39)

FIRST FLOOR

BEDROOM 1

11'9" x 11'5" (3.60 x 3.48)

BEDROOM 2

11'9" x 8'4" (3.60 x 2.56)

BATHROOM

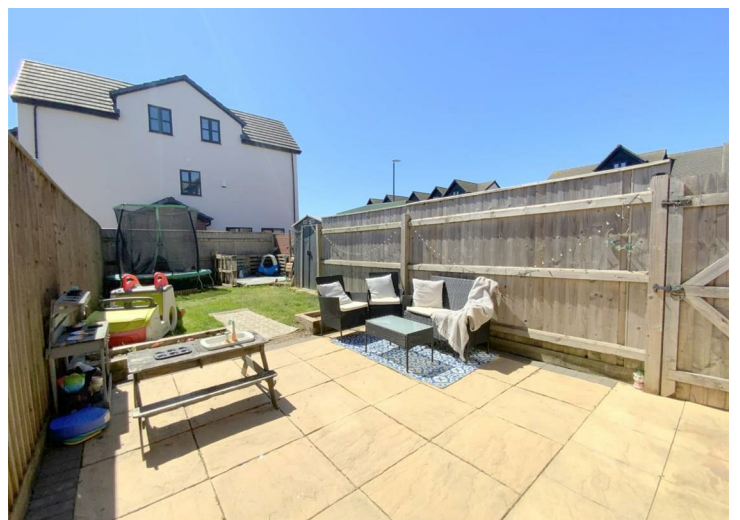
6'9" x 5'4" (2.08 x 1.65)

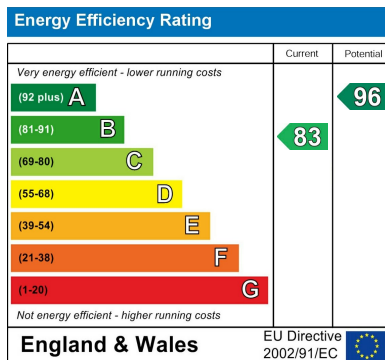
TENURE

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

