



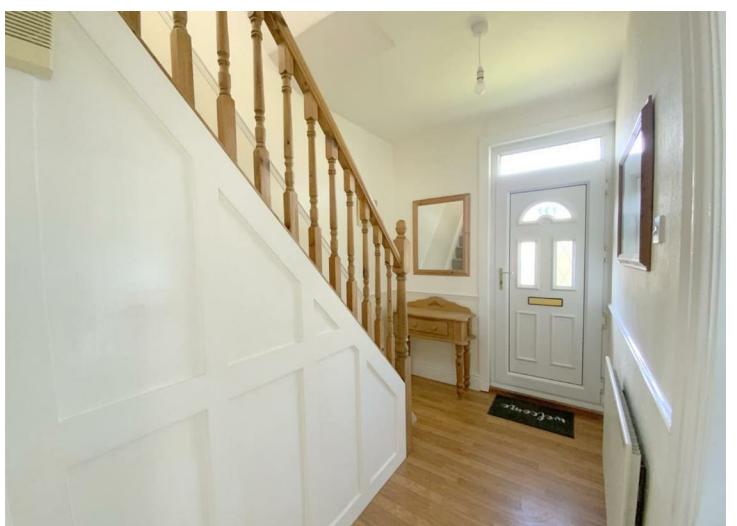
137 Carr Lane, Grimsby, North East Lincolnshire, DN32 8JR
£145,000

Key Features:

- Traditional Bay Fronted Semi Detached
- Central Location - Grimsby/Cleethorpes Border
- Three Bedrooms
- Two Reception Rooms
- Close To Popular Schools
- Ample Driveway Parking
- No Forward Chain

A three bedroom semi-detached home located in the popular residential area of Old Clee. Ideally situated for easy access to central Grimsby and Cleethorpes, and close to primary and secondary schools.

Well presented, the accommodation offers a traditional layout, comprising; entrance hall, lounge, dining room, fitted kitchen including appliances, and first floor with three bedrooms and a bathroom. Set well back from the road, the property is approached by a long driveway providing off road parking for two vehicles. Available to the market with No Forward Chain....Viewing Highly Recommended.



ENTRANCE HALL

12'9" x 6'5" (3.89 x 1.96)

Accessed via a uPVC front entrance door. With staircase to the first floor accommodation, and cupboard housing the gas central heating boiler.



LOUNGE

12'0" x 11'6" (3.67 x 3.51)

Measured into bay

To front aspect with a bay window, and Louis style fireplace incorporating an electric fire, marble back and hearth.

DINING ROOM

14'9" x 10'11" (4.50 x 3.34)

Measured into bay

To rear aspect with a bay window, and wooden fireplace incorporating an electric fire, granite back and hearth.

KITCHEN

14'5" x 7'5" (4.40 x 2.27)

Fitted with a range of wall and base units, and contrasting worktops incorporating a breakfast bar. Appliances include a dual fuel range cooker with extractor over, integrated dishwasher and fridge, and plumbing for a washing machine. Side aspect window and rear entrance door.



FIRST FLOOR LANDING

With a side aspect window, and access to the loft.

BEDROOM 1

12'1" x 11'11" (3.69 x 3.64)

Measured into bay

With a bay window to front aspect.

BEDROOM 2

12'8" x 11'0" (3.87 x 3.37)

To rear aspect, with a built-in storage cupboard.

BEDROOM 3

9'5" x 7'4" (2.88 x 2.25)

To rear aspect.

BATHROOM

6'4" x 6'2" (1.95 x 1.90)

Fitted with a pedestal basin, wc, and panelled bath with electric overhead shower. Heated towel rail. Obscure glazed window.



OUTSIDE

The property is approached over a long driveway providing parking for two vehicles. The front garden is mainly laid to lawn, and to the rear is a low maintenance paved garden with a large shed/workshop.

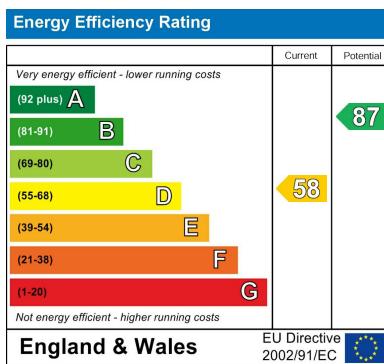


COUNCIL TAX BAND

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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