



28 Hawkins Grove, Grimsby, North East Lincolnshire, DN32 8JB
£180,000

Key Features:

- Traditional Semi Detached Home
- Popular Residential Area of Old Clee
- Three Bedrooms
- Two Reception Rooms
- South-West Facing Rear Garden
- Driveway Parking

A well presented semi detached home situated within a pleasant cul de sac in the ever popular area of Old Clee. Conveniently positioned for easy access to both central Grimsby and Cleethorpes, as well as local amenities and schools, the property would make an ideal first time buy or family home. The accommodation offers a traditional layout, comprising an entrance hall, bay fronted lounge, a separate dining room opening onto the rear garden, and a fitted kitchen with pantry. To the first floor are three bedrooms and a modern family bathroom. Externally, the property benefits from driveway parking and a south-west facing rear garden, mainly laid to lawn with a paved patio area, and a large shed providing excellent storage.



ENTRANCE HALL

Welcoming entrance hall with dark wood laminate flooring continuing through much of the ground floor. Staircase with understairs storage area.

LOUNGE

14'7" x 10'11" (4.46 x 3.33)

A bay fronted lounge with fireplace incorporating a modern electric fire, granite back and hearth.

DINING ROOM

12'8" x 11'6" (3.87 x 3.53)

Separate reception space with French doors opening onto the rear garden.

KITCHEN

11'6" x 6'9" (3.51 x 2.08)

Fitted with wall and base units, built-in oven, gas hob, plumbing for a washing machine and space for further appliances. Pantry providing additional storage and housing the gas central heating boiler ('Baxi' combi boiler installed in 2024).

FIRST FLOOR

BEDROOM 1

12'4" x 10'11" (3.78 x 3.35)

Front aspect bedroom.

BEDROOM 2

11'6" x 11'2" (3.53 x 3.41)

Rear aspect bedroom.

BEDROOM 3

8'9" x 7'9" (2.67 x 2.38)

Rear aspect bedroom.

BATHROOM

8'3" x 5'4" (2.52 x 1.65)

Fitted with a pedestal basin, WC, and panelled bath with shower over.

TENURE

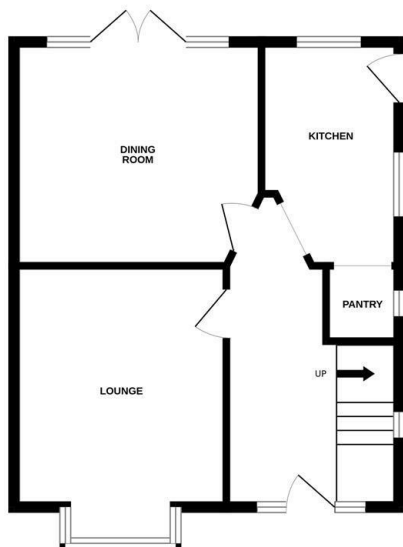
Freehold

COUNCIL TAX BAND

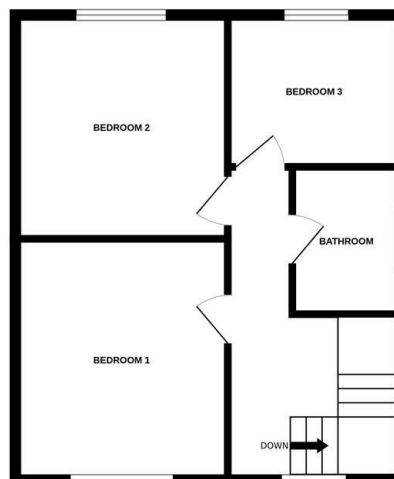
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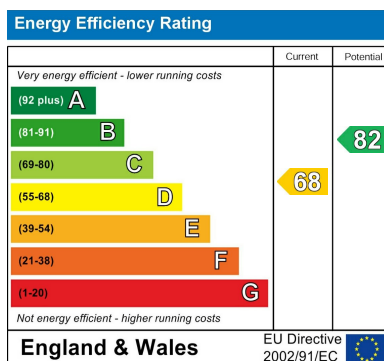
GROUND FLOOR
485 sq.ft. (45.0 sq.m.) approx.



1ST FLOOR
474 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA : 958 sq.ft. (89.0 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 misstatement. 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