



32 Littlefield Lane, Grimsby, North East Lincolnshire, DN34 4PA
£165,000

Key Features:

- Traditional Semi Detached Property
- Excellent Potential For Refurbishment
- Spacious Family Accommodation
- Two Reception Rooms
- Kitchen Diner
- Three Bedrooms
- Bathroom & Separate WC
- Corner Position With Driveway & Garage At The Rear
- Close Proximity To The Town Centre
- No Forward Chain



A traditional three bedroom semi detached home set on a generous corner position in this established area of Grimsby. An excellent opportunity for buyers looking to take on a refurbishment project and create a long term family home, the property offers spacious accommodation with well proportioned room sizes, and plenty of scope for modernisation.

The ground floor layout features two reception rooms, including a bay fronted lounge and a separate dining room at the rear. The kitchen diner complete with a side bay window offers ample space for redesign, with potential to create an open plan arrangement - all within the home's original footprint.

Upstairs, there are three bedrooms including two good sized doubles, a family bathroom and separate WC.

Outside, the home enjoys gardens to the front, side and rear, offering plenty of outdoor space, along with a driveway and garage providing convenient off road parking and storage.

Offered for sale with No Forward Chain...Viewing Highly Recommended.



FRONT RECEPTION ROOM

15'2" x 12'2" (4.63 x 3.73)

REAR RECEPTION ROOM

15'10" x 12'8" (4.85 x 3.87)

KITCHEN DINER

19'5" x 9'7" (5.92 x 2.93)

BEDROOM 1

15'2" x 12'2" (4.63 x 3.73)

BEDROOM 2

14'2" x 10'11" (4.34 x 3.35)

BEDROOM 3

10'1" x 7'8" (3.09 x 2.36)

BATHROOM

6'8" x 5'6" (2.04 x 1.70)

SEPARATE WC

4'5" x 2'7" (1.37 x 0.79)

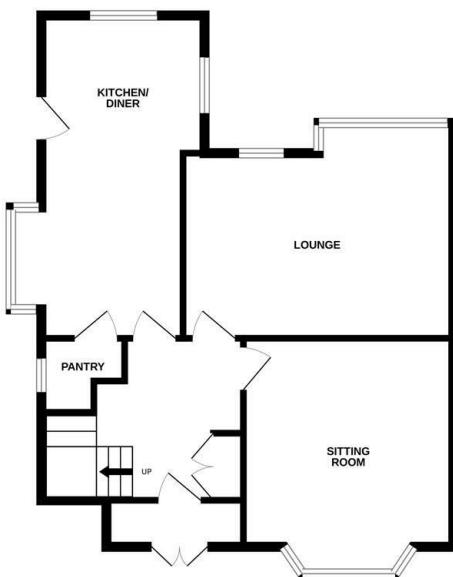
TENURE

freehold

COUNCIL TAX BAND

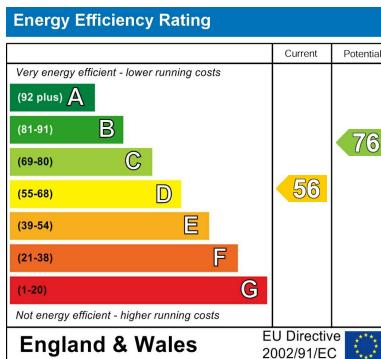
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TOTAL FLOOR AREA : 1205 sq.ft. (111.9 sq.m.) approx.

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 identification 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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