



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.

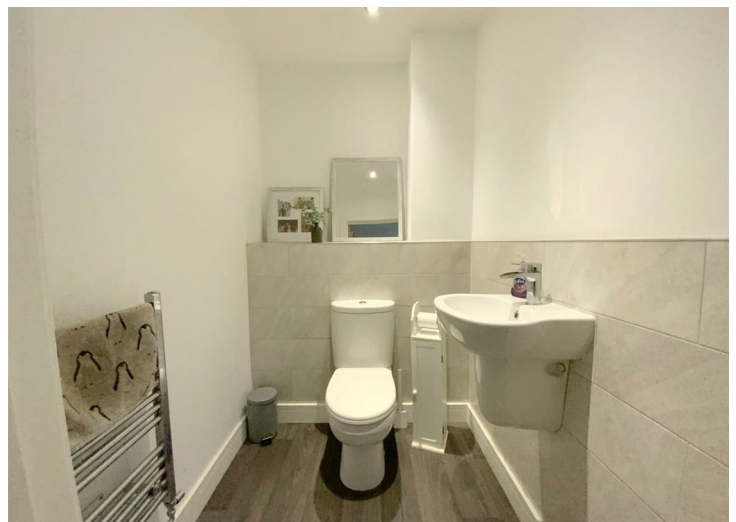
Conveniently positioned off Ladysmith Road, the property is well placed for a range of local amenities, transport links and well-regarded schools, while also providing easy access to both Grimsby town centre and Cleethorpes seafront.

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)

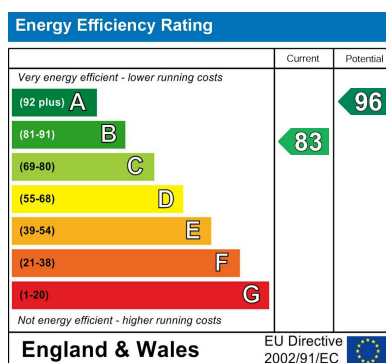
BEDROOM 2
11'9" x 8'4" (3.60 x 2.56)

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

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