



153 Carr Lane, Grimsby, North East Lincolnshire, DN32 8JN
£175,000

Key Features:

- Newly Refurbished Semi Detached Home
- Popular Residential Area of Old Clee
- Close Proximity to Local Schools
- Three Bedrooms
- Two Reception Rooms
- Modern Kitchen and Bathroom
- Downstairs Cloak/WC
- Low Maintenance Gardens
- Ample Driveway Parking
- No Forward Chain

A recently refurbished semi detached home located in the popular residential area of Old Clee, offering easy access to both central Grimsby and Cleethorpes, and conveniently positioned for local schools. Well presented, the accommodation includes two spacious reception rooms, providing flexible living and dining space, along with a brand-new fitted kitchen, and a downstairs cloak/WC. To the first floor are three bedrooms and a newly installed family bathroom. Completed with new flooring/carpets, and new decor further enhancing the fresh and modern feel of the home. Outside, the property features low maintenance gardens, and ample driveway parking. Offered for sale with no forward chain.



ENTRANCE HALL

15'1" x 6'7" (4.62 x 2.01)

Accessed via a front entrance porch. With staircase to the first floor.

LOUNGE

13'8" x 12'7" (4.19 x 3.86)

A bay fronted lounge, with Louis style fireplace, marble back and hearth.

KITCHEN

12'10" x 8'11" (3.93 x 2.73)

Fitted with modern shaker style units, contrasting worktops inset with a stainless steel sink, built-in electric oven and hob, plumbing for a washing machine/dishwasher, and space for a fridge/freezer. Unit housing the gas central heating boiler. Rear aspect window, and side entrance door.

DINING ROOM

14'4" x 10'11" (4.39 x 3.35)

With a rear aspect window.

CLOAKROOM/WC

5'11" x 2'3" (1.82 x 0.70)

Located off the kitchen, fitted with a WC and pedestal hand basin.

FIRST FLOOR LANDING

With a side aspect window.

BEDROOM 1

12'8" x 12'2" (3.88 x 3.73)

To front aspect, with feature fireplace.

BEDROOM 2

12'5" x 11'5" (3.80 x 3.50)

To rear aspect, a second double bedroom with feature fireplace.

BEDROOM 3

8'10" x 8'5" (2.71 x 2.59)

To rear aspect.

BATHROOM

7'10" x 7'4" (2.40 x 2.25)

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

TENURE

FREEHOLD

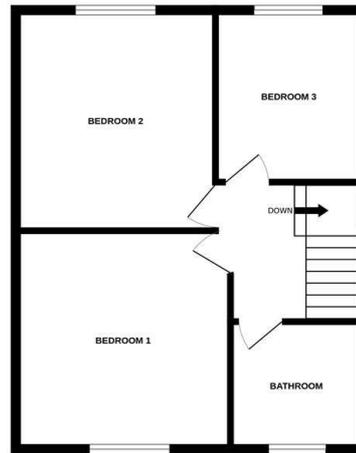
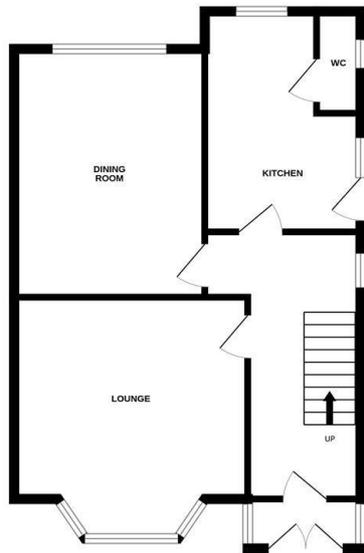
COUNCIL TAX BAND

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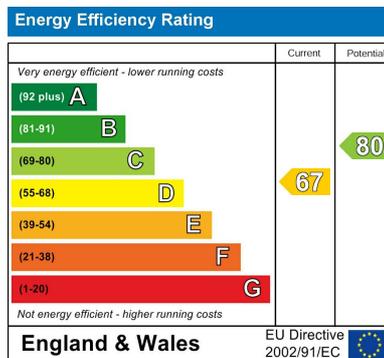
GROUND FLOOR
579 sq.ft. (53.8 sq.m.) approx.

1ST FLOOR
512 sq.ft. (47.6 sq.m.) approx.



TOTAL FLOOR AREA: 1092 sq.ft. (101.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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 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. Made with Metropia ©2015.



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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