



## Kristiansand Close, Grimsby, DN36 4EH

**£220,000**

Modern semi detached house with driveway & garage on popular development. Impressive dining kitchen with integrated appliances plus contemporary bathroom, en suite & WC. Fitted wardrobes to all bedrooms plus French doors to rear. Well presented gardens.





# 14 Kristiansand Close, New Waltham, Grimsby, DN36 4EH

We are delighted to offer for sale this modern high specification semi detached house located on a popular development with access to amenities and transport links plus access to OFSTED 'Good' Primary and Secondary schools.

As you would expect the property benefits from gas central heating and PVCu double glazing. There is a modern dining kitchen with appliances plus contemporary bathroom, en suite and WC. Items of note include walk in bay window to the lounge, timber doors to the ground floor, fitted wardrobes to all 3 bedrooms, an alarm plus a water softening system. There are ample sockets and media points to the property. The home is ready to move in with flooring and blinds included as fitted. The property still benefits from over 3 years remaining of its New Home Structural Warranty.

To the ground floor is an entrance hall, lounge, dining kitchen and WC. There are 3 well proportioned bedrooms, the master with en suite plus a family bathroom accessed from the first floor landing.

The property benefits from well presented gardens to the front and rear. There is driveway parking for a number of vehicles leading to a detached brick garage with power and light plus an electric vehicle charging point.

Tenure - Freehold  
Estate Management Fee - £120 pa  
Council Tax - Band C

The property comprises.

## GROUND FLOOR

### Entrance Hall

With laminate flooring.

### Lounge 20'6"(max) x 10'8"(max) (6.25m(max) x 3.27m(max))

Having a feature walk in bay window plus wall unit, laminate flooring and blinds.

### Dining Kitchen 17'6" x 9'11" (5.34m x 3.04m)

Having a comprehensive range of modern wall and base units with complimenting

lamine worktops and upstands plus stainless steel splash back. With oven, hob, hood, dishwasher, washing machine and fridge freezer plus 1.5 sink and mixer tap. With floor tiling, recessed spot lights and blinds. French doors leading to the rear garden.

### WC 5'8" x 2'9" (1.75m x 0.84m)

Having contemporary white sanitary ware with tiling and vinyl flooring.

## FIRST FLOOR

### Landing

With fitted carpets. Access to airing cupboard.

### Bedroom 1 15'5"(max) x 13'9"(max) (4.71m(max) x 4.20m(max))

Fitted wardrobes with integrated lighted vanity unit plus carpets and blinds.

### En Suite 7'3"(max) x 6'6"(max) (2.22m(max) x 2.00m(max))

Having contemporary white sanitary ware with tiling, vanity, chrome ladder radiator and vinyl flooring.

### Bedroom 2 8'10" x 8'7" (2.71m x 2.64m)

With fitted wardrobes, carpets and blinds.

### Bedroom 3 9'4" x 8'3" (2.87m x 2.53m)

With fitted wardrobes, carpets and blinds.

### Bathroom 6'11" x 5'7" (2.13m x 1.71m)

Having contemporary white sanitary ware with shower and screen to bath, vanity, chrome ladder radiator, tiling and recessed spot lights.

## EXTERNAL

The property benefits from well presented gardens to the front and rear. There is driveway parking for a number of vehicles leading to a detached brick garage with power and light plus an electric vehicle charging point.









