



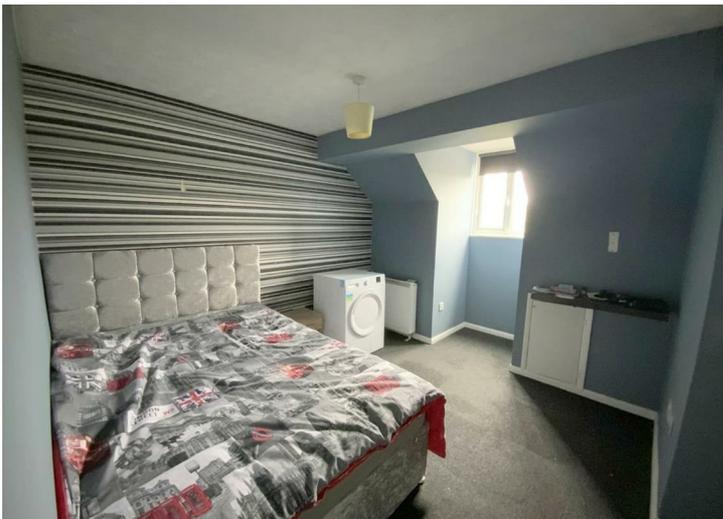
4 Selwyn Court, Grimsby, North East Lincolnshire, DN34 5XP
£215,000

Key Features:

- Four Bedroom Detached Property
- Spacious Family Accommodation
- Four Double Bedrooms
- Two Reception Rooms
- Modern Fitted Kitchen
- Master Bedroom With En-Suite
- Downstairs Cloaks/WC
- Economy 7 Storage Heating
- Ample Off Road Parking & Integral Garage

A spacious four bedroom detached property offering excellent sized family accommodation, located in this popular area off Cambridge Road. Ideally placed for local amenities, schools, transport links and easy access to the town centre.

Comprising; entrance hall, front aspect lounge, separate dining room, modern fitted kitchen, utility, and cloaks/wc. To the first floor are four good sized double bedrooms, a family bathroom and an en-suite shower room to the master bedroom. Set in a pleasant cul de sac position with ample driveway parking, integral garage and garden to the rear.



ENTRANCE HALL

Front entrance to the property, with staircase to the first floor, and featuring double opening doors to the lounge.

LOUNGE

16'0" x 11'8" (4.90 x 3.58)

A front aspect lounge with feature fireplace ideal for an electric stove, and double doors connecting the dining room.

DINING ROOM

11'11" x 10'4" (3.65 x 3.16)

Separate dining space to rear aspect.

KITCHEN

14'6" x 10'4" (4.42 x 3.16)

Fitted with a range of white gloss units, and contrasting granite work surfaces with undermounted stainless steel sink. Integrated dishwasher, microwave, and electric range cooker with extractor over. Rear aspect window, and french doors opening onto the rear garden.

UTILITY ROOM

6'5" x 4'11" (1.97 x 1.52)

Providing plumbing for a washing machine and further appliance space. Stable style door opening to the side of the property.

CLOAK/WC

4'9" x 2'6" (1.47 x 0.77)

Fitted with a vanity sink unit, and wc.

FIRST FLOOR LANDING

With a useful built-in storage cupboard and loft access.

MASTER BEDROOM

14'2" x 11'9" (4.34 x 3.59)

To front aspect, fitted with a large range of wardrobes/storage.

EN-SUITE SHOWER ROOM

8'5" x 5'2" (2.58 x 1.58)

Fitted with a shower enclosure, pedestal basin and wc. Obscure glazed window.

BEDROOM 2

9'10" x 12'4" (3.00 x 3.76)

To front aspect.

BEDROOM 3

13'8" x 8'5" (4.17 x 2.58)

To rear aspect.

BEDROOM 4

12'5" x 8'5" (3.80 x 2.59)

To rear aspect.

BATHROOM

8'2" x 6'2" (2.50 x 1.88)

Fitted with a panelled bath, pedestal basin and wc. Obscure glazed window.

OUTSIDE

The front of the property is set open plan having a full width block paved driveway and access to the integral garage. Gated side access leads to the enclosed rear garden which includes lawn, decking, and a sheltered patio area.

TENURE

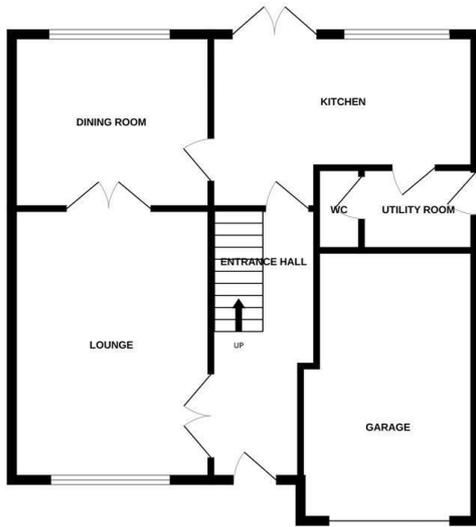
FREEHOLD

COUNCIL TAX BAND

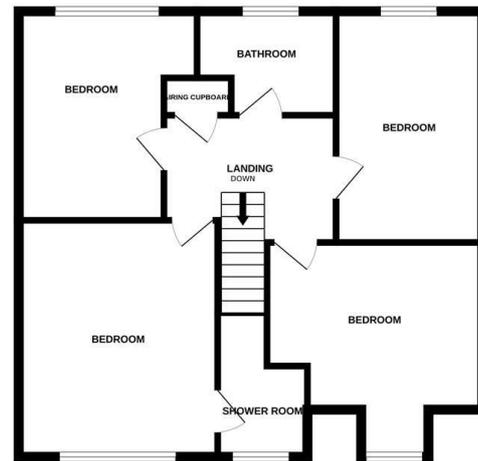
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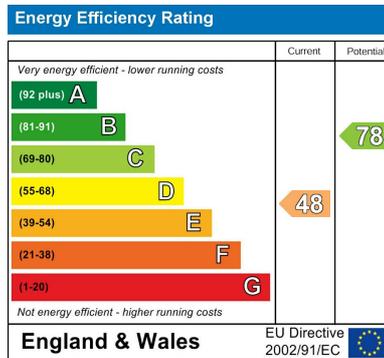
GROUND FLOOR



1ST FLOOR



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 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

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