

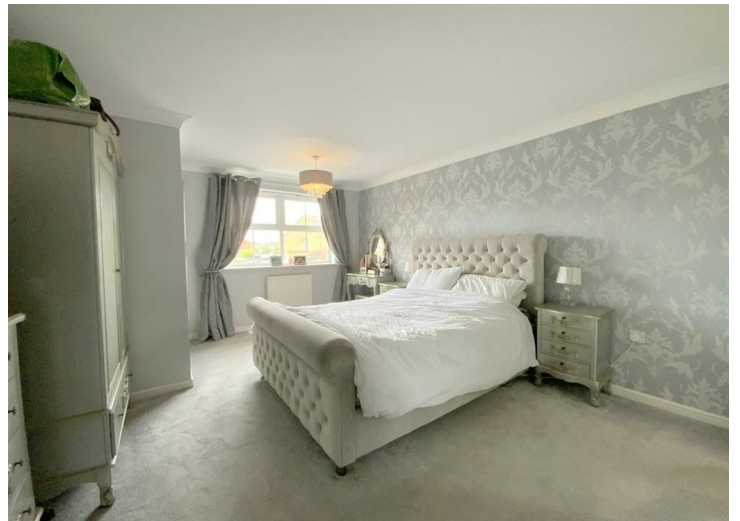


27 Vincent Road, Grimsby, North East Lincolnshire, DN33 3SF
£280,000

Key Features:

- Four Bedroom Detached Property
- Popular Residential Area Of Scartho Top
- Spacious Family Accommodation
- Three Reception Rooms
- Four Double Bedrooms
- Master Bedroom With En Suite
- Good Sized Rear Garden
- Ample Off Road Parking
- Detached Double Garage

A four bedroom detached home offering spacious family accommodation, located on the increasingly popular area of Scartho Top, situated close to a wide range of amenities, Diana, Princess of Wales Hospital and within catchment of excellent schools. To the ground floor the property comprises:- welcoming entrance hall, cloaks/wc, rear aspect lounge with bi-folding doors, kitchen, utility, a separate dining room and study. To the first floor are four double bedrooms, including the master bedroom with an en-suite bathroom, and a further family bathroom. Set within good sized gardens, benefiting a full width block paved driveway and detached double garage. Viewing Highly Recommended.



ENTRANCE HALL

Front entrance to the property, with decorative tiled floor, and two front aspect windows.

CLOAKROOM

6'1" x 3'1" (1.86 x 0.95)

Fitted with a wc and hand basin.

LOUNGE

18'1" x 12'0" (5.52 x 3.67)

Generously sized with bi-folding doors to the rear, and wood effect laminate flooring.

KITCHEN

15'5" x 13'8" (4.70 x 4.19)

Fitted with a range of shaker style units, work surfaces incorporating a stainless-steel sink, space for a range cooker and fridge/freezer. Understairs storage cupboard. Side and rear aspect windows. UTILITY providing additional storage, with sink unit, plumbing for a washing machine and dishwasher. Wall mounted gas central heating boiler. Access to the rear garden.

DINING ROOM

10'3" x 8'2" (3.13 x 2.51)

Separate dining space to front aspect, with wood effect laminate flooring.

STUDY/HOME OFFICE

8'3" x 6'11" (2.53 x 2.13)

A versatile room to front aspect, with wood effect laminate flooring.

FIRST FLOOR LANDING

With access to the loft, and a built-in storage cupboard.

MASTER BEDROOM

14'9" x 12'4" (4.52 x 3.77)

To front aspect.

EN SUITE

9'5" x 6'5" (2.89 x 1.96)

Fitted with a freestanding oval bath, shower enclosure, vanity sink unit and wc. Obscure glazed window.

BEDROOM 2

14'10" x 9'0" (4.54 x 2.76)

To front aspect.

BEDROOM 3

12'2" x 9'4" (3.73 x 2.87)

To front aspect, with fitted storage cupboard over stairs bulkhead.

BEDROOM 4

9'5" x 9'5" (2.89 x 2.88)

To rear aspect, with a fitted wardrobe.

FAMILY BATHROOM

9'6" x 5'11" (2.90 x 1.81)

Fitted with a vanity sink unit, concealed cistern wc, and panelled bath with electric shower over. Heated towel rail. Obscure glazed window.

OUTSIDE

The property is approached by a full width block paved driveway providing parking for 2/3 vehicles and leading to the DETACHED DOUBLE GARAGE - with twin up and over doors, power/light. The rear garden is mainly laid to lawn with gated decking area across the back of the house.

TENURE

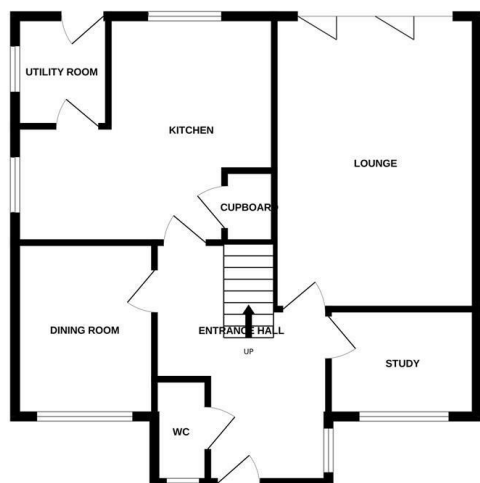
Freehold

COUNCIL TAX BAND

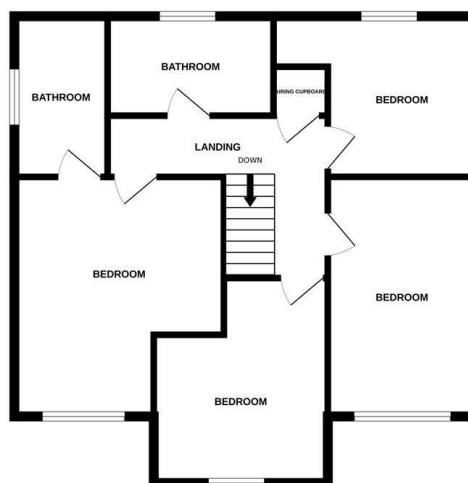
E



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.
Made with MetroPix ©2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

Although we have taken great care to ensure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. Any references to the condition, use or appearance of the property or appliances therein, are made for guidance only, and no warranties are given or implied by this information. It is not the Agents policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries., in order to ensure that any necessary consents have been obtained. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purposes only and are not for any other use but guidance and illustration. The Agents have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore