



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

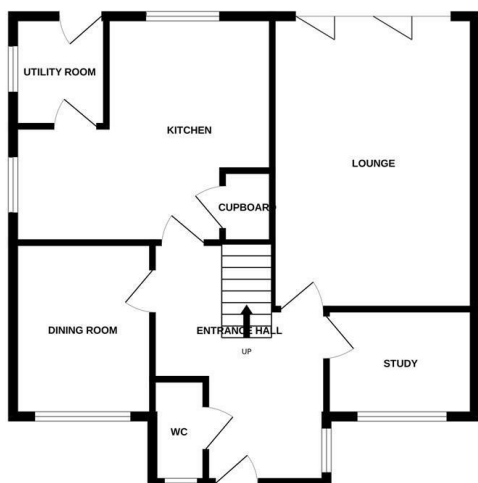
Freehold

COUNCIL TAX BAND

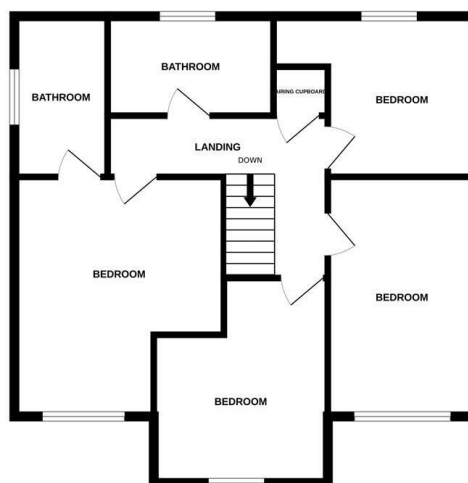
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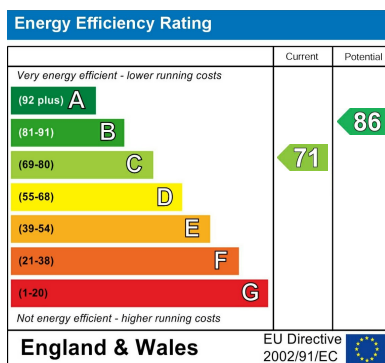
GROUND FLOOR



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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