



79 Larmour Road, Grimsby, North East Lincolnshire, DN37 9HF
£240,000

Key Features:

- Four Bedroom Detached Family Home
- Popular Residential Location
- Two Reception Rooms & Study
- Kitchen Diner
- Two Bathrooms
- Ample Driveway Parking
- Large Garage/Workshop
- VIDEO VIEWING AVAILABLE

A well presented four bedroom detached family home located just off Great Coates Road, in this popular residential area to the outskirts of Grimsby. Ideally placed within close proximity to local amenities, schools and easy access to the A180.

The accommodation includes; a front entrance porch, entrance hall, cloaks/wc, study, spacious lounge, separate dining room and kitchen. To the first floor are four bedrooms and a shower room, the master bedroom features its own en-suite bathroom.

Outside the property offers ample driveway parking to the front with car port and gated access to the double length detached garage/workshop. The rear garden is attractively well maintained with paving and lawn.



ENTRANCE HALL

10'8" x 6'8" (3.27 x 2.04)

Accessed via a front entrance porch.

With staircase to the first floor and feature window to front aspect.

CLOAKROOM

7'7" x 3'6" (2.32 x 1.07)

Fitted with a wc and hand basin.

STUDY

7'0" x 9'10" (2.15 x 3.02)

A versatile room to front aspect. With fitted storage cupboards.

LOUNGE

18'7" x 11'11" (5.68 x 3.65)

A front aspect lounge with bow window, and fireplace incorporating a modern inset gas fire, granite back and hearth. Double doors opening into:-

DINING ROOM

14'2" x 9'10" (4.34 x 3.01)

Separate dining space to rear aspect, with French doors opening onto the garden, and an understairs storage cupboard.

KITCHEN DINER

17'9" x 9'3" (5.43 x 2.84)

Fitted with a range of cream shaker style units and contrasting work surfaces incorporating a breakfast bar. Built-in oven/grill, induction hob with extractor over, integrated fridge/freezer and washing machine. Unit housing the gas central heating boiler. Side and rear aspect windows, and access to the rear garden.

FIRST FLOOR LANDING

With a fitted storage cupboard.

BEDROOM 1

11'11" x 11'10" (3.64 x 3.61)

Master bedroom to front aspect.

EN-SUITE BATHROOM

8'0" x 5'3" (2.46 x 1.61)

Fitted with a vanity sink unit, and panelled bath with bath/shower mixer. Obscure glazed window.

BEDROOM 2

10'5" x 9'6" (3.18 x 2.92)

To rear aspect, with storage cupboard housing the hot water cylinder.

BEDROOM 3

9'0" x 9'1" (2.75 x 2.78)

Current store room, with windows to the front and side.

BEDROOM 4

11'8" x 6'3" (3.57 x 1.91)

With fitted wardrobe and a side aspect window.

SHOWER ROOM

7'9" x 6'11" (2.37 x 2.11)

Fitted with a large walk-in shower, vanity sink unit, and wc. Heated towel rail. Obscure glazed window. Access to the loft via a drop down ladder - partially boarded.

OUTSIDE

The property is approached by a spacious driveway for several cars, with car port to the side and established front garden with lawn. The rear garden features Indian sandstone paving with central lawn, planted beds/borders and a pond.

GARAGE/WORKSHOP

32'0" x 9'1" (9.76 x 2.78)

A double length detached brick garage with power, and side access door.

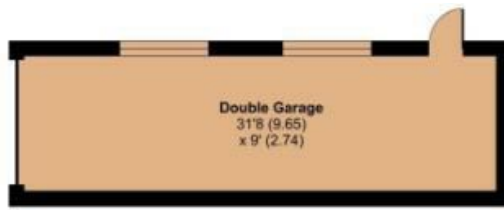
TENURE

FREEHOLD

COUNCIL TAX

C





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(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

