



13 Allotment Way, Grimsby, North East Lincolnshire, DN31 2FJ
£175,000

Key Features:

- Modern Three Bedroom Semi Detached Home
- Built in 2021
- Immaculately Presented
- Open Plan Kitchen Diner
- Rear Aspect Lounge
- Three Good Sized Bedrooms
- Downstairs WC & First Floor Shower Room
- South Facing Rear Garden
- Ample Driveway Parking & Garage
- Builders Warranty Remaining

A superbly presented three bedroom semi detached home built in 2021, situated on the popular Macaulay Park development, built by Gleeson Homes. Located off Cromwell Road, the property is ideally placed for local amenities, schools, and easy access to Grimsby town centre and motorway links. Offering well planned accommodation which is in immaculate 'ready-to-move-in' condition, comprising; entrance hallway, open plan kitchen diner, downstairs cloak/wc, and a rear aspect living room. The first floor landing leads to three bedrooms and contemporary fitted shower room. Outside, the property enjoys a south facing rear garden, ample off road parking and attached garage. Viewing Highly Recommended.



ENTRANCE HALLWAY

Accessed via a composite front entrance door. With staircase to the first floor.

KITCHEN DINER

16'1" x 10'1" (4.92 x 3.09)

Featuring a range of navy blue shaker style units and contrasting worktops incorporating a stainless-steel sink. Built in oven, gas hob with extractor over, plumbing for a washing machine and space for a larger fridge/freezer. Unit housing the gas central heating boiler. Front and side aspect windows. Tiled floor throughout.

CLOAKROOM

5'7" x 3'0" (1.72 x 0.92)

Fitted with a vanity sink unit and wc.

LIVING ROOM

13'5" x 10'8" (4.11 x 3.27)

A full width living room to rear aspect, with French doors opening onto the garden.

FIRST FLOOR LANDING

With access to the loft.

BEDROOM 1

13'5" x 8'2" (4.10 x 2.51)

With two front aspect windows, and built-in wardrobe having mirrored sliding doors.

BEDROOM 2

11'8" x 6'9" (3.57 x 2.08)

To rear aspect.

BEDROOM 3

9'0" x 6'3" (2.76 x 1.92)

To rear aspect.

SHOWER ROOM

6'9" x 5'11" (2.06 x 1.82)

Featuring a quadrant shower enclosure, and fitted storage incorporating a wash basin and wc. Heated towel rail. Obscure glazed window.

OUTSIDE

Set in a cul-de-sac, the property is approached by a driveway to the front and open plan garden with slate chippings. The rear garden is enclosed and mainly laid to gravelled stone, with paved patio areas.

GARAGE

17'6" x 8'7" (5.34 x 2.62)

Accessed via an up and over front door, and side door from the rear garden. With pitched roof ideal for storage.

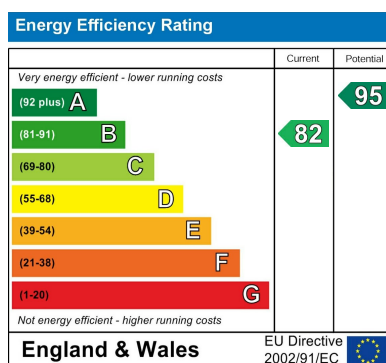
TENURE

FREEHOLD

COUNCIL TAX BAND

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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

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