



**30 Grainsby Avenue, Cleethorpes, North East Lincolnshire, DN35 9PA**  
**£320,000**



## Key Features:

- Extended Four Bedroom Detached Home
- Spacious & Versatile Family Accommodation
- Open Plan Living/Dining Kitchen
- Generous Lounge With Log Burner
- Snug/Fourth Bedroom
- Utility Room & Downstairs WC
- Three First Floor Double Bedrooms
- En-Suite Bathroom & Dressing Room
- Modern Family Shower Room
- Ample Driveway Parking

Located in a highly popular residential area of Cleethorpes, this extended three/four bedroom detached home offers spacious and versatile accommodation ideal for modern family living.

Well presented throughout, the ground floor features an open plan living/dining kitchen - creating a sociable and functional space at the heart of the home, along with a generously sized dual aspect lounge featuring a log burning stove. A separate snug/fourth bedroom provides flexible space ideal as a home office, guest room or playroom, and a utility room and downstairs wc offer further convenience.

Upstairs there are three double bedrooms and a modern family shower room - the main bedroom features its own en-suite bathroom and dressing room.

Set on a wide corner position, the property benefits from ample driveway parking, and a good sized private rear garden, offering plenty of space for relaxation and entertaining. The property is conveniently located within close proximity to local amenities, and an Ofsted rated 'Outstanding' primary school, making it an excellent choose for growing families.



### ENTRANCE HALL

15'9" x 6'9" (4.82 x 2.08)

Accessed via a modern composite front door. With wood effect laminate flooring, and understairs storage cupboard.

### LOUNGE

19'5" x 13'6" (5.94 x 4.13)

A well-proportioned lounge, of dual aspect, having a bow window to the front and patio doors opening onto the rear garden. With feature limestone fireplace incorporating a multi fuel stove. Continued laminate flooring.

### SNUG/BEDROOM 4

13'9" x 8'4" (4.21 x 2.55)

A versatile room, to front aspect.

### DINING KITCHEN

19'6" x 10'0" (5.95 x 3.06)

Fitted with a range of modern shaker style units, and contrasting worktops incorporating a breakfast bar. Built-in oven, five ring gas hob with extractor over, integrated dishwasher and fridge. Side aspect window, and French doors opening onto the rear garden. Open plan to:-

### SITTING AREA

8'3" x 8'1" (2.52 x 2.48)

Forming an L-shape with the kitchen, having wood effect LVT flooring throughout.

### UTILITY ROOM/WC

10'4" x 8'3" (3.16 x 2.53)

Providing further storage, plumbing for a washing machine, and dryer space. Wall mounted gas central heating boiler. Leading to separate WC with hand basin.

### FIRST FLOOR LANDING

With a fitted storage cupboard, and access to the loft.

### BEDROOM 1

13'6" x 8'2" (4.14 x 2.51)

To front aspect.

### EN-SUITE BATHROOM

8'0" x 5'5" (2.45 x 1.66)

Fitted with a panelled bath, shower enclosure, vanity sink unit and wc.

### DRESSING ROOM

6'7" x 3'11" (2.01 x 1.20)

To front aspect, with fitted wardrobes and dressing table.

### BEDROOM 2

12'6" x 10'11" (3.82 x 3.34)

To front aspect.

### BEDROOM 3

11'10" x 8'2" (3.61 x 2.51)

To rear aspect.

### SHOWER ROOM

8'5" x 5'4" (2.58 x 1.64)

Fully tiled, with large walk-in shower, pedestal basin and wc. Heated towel rail.

### OUTSIDE

Set on a corner position, the front of the property is approached over a spacious driveway providing ample parking. The rear garden enjoys great privacy screened by mature hedging to the boundary. With lawn, paved patio, and a gazebo providing sheltered dining/seating.

### TENURE

Freehold

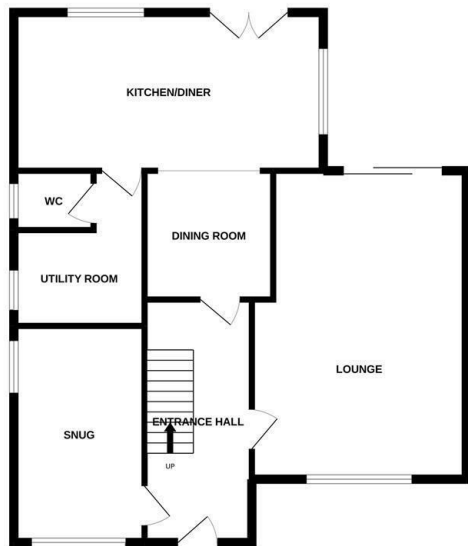
### COUNCIL TAX BAND

D

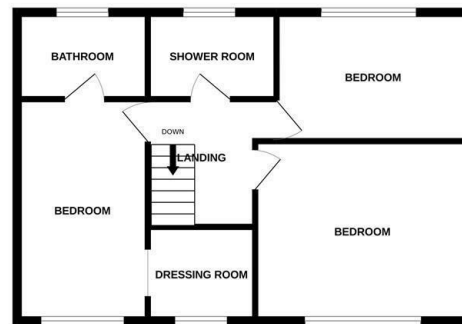




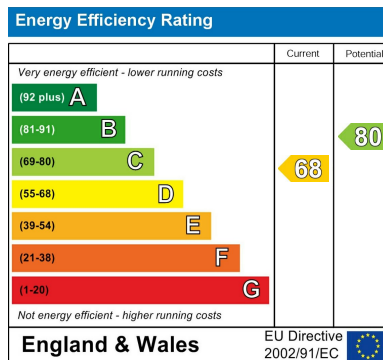
GROUND FLOOR



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 ©2022



## 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