



32 Littlefield Lane, Grimsby, North East Lincolnshire, DN34 4PA
£165,000

Key Features:

- Traditional Semi Detached Property
- Excellent Potential For Refurbishment
- Spacious Family Accommodation
- Two Reception Rooms
- Kitchen Diner
- Three Bedrooms
- Bathroom & Separate WC
- Corner Position With Driveway & Garage At The Rear
- Close Proximity To The Town Centre
- No Forward Chain

A traditional three bedroom semi detached home set on a generous corner position in this established area of Grimsby. An excellent opportunity for buyers looking to take on a refurbishment project and create a long term family home, the property offers spacious accommodation with well proportioned room sizes, and plenty of scope for modernisation.

The ground floor layout features two reception rooms, including a bay fronted lounge and a separate dining room at the rear. The kitchen diner complete with a side bay window offers ample space for redesign, with potential to create an open plan arrangement - all within the home's original footprint.

Upstairs, there are three bedrooms including two good sized doubles, a family bathroom and separate WC.

Outside, the home enjoys gardens to the front, side and rear, offering plenty of outdoor space, along with a driveway and garage providing convenient off road parking and storage.

Offered for sale with No Forward Chain...Viewing Highly Recommended.



FRONT RECEPTION ROOM

15'2" x 12'2" (4.63 x 3.73)

REAR RECEPTION ROOM

15'10" x 12'8" (4.85 x 3.87)

KITCHEN DINER

19'5" x 9'7" (5.92 x 2.93)

BEDROOM 1

15'2" x 12'2" (4.63 x 3.73)

BEDROOM 2

14'2" x 10'11" (4.34 x 3.35)

BEDROOM 3

10'1" x 7'8" (3.09 x 2.36)

BATHROOM

6'8" x 5'6" (2.04 x 1.70)

SEPARATE WC

4'5" x 2'7" (1.37 x 0.79)

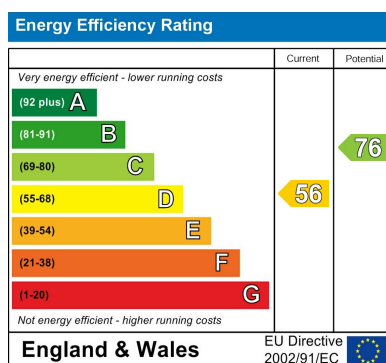
TENURE

freehold

COUNCIL TAX BAND

B





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