



4 Manor Court, Grimsby,
DN41 8TQ



£159,950

- NO CHAIN
- MODERN SEMI DETACHED HOUSE
- 3 BEDROOMS
- 16' LOUNGE
- 16' DINING ROOM & KITCHEN
- FRONTAGE PARKING
- ENCLOSED REAR GARDEN
- GAS CENTRAL HEATING
- FREEHOLD
- EPC RATING C



NO CHAIN. A modern 3 bedroom semi detached house in a cul-de-sac location with driveway providing parking for 2 vehicles. The accommodation comprises Entrance Porch, 16' Lounge and 16' Dining Kitchen with 3 Bedrooms and Bathroom to the first floor. A lawned garden to the front and paved garden to the rear with farmland beyond. Gas central heating, pvc double glazing. EPC Rating C

ACCOMMODATION

ENTRANCE HALL

2.08m x 1.13m (6'10" x 3'8")

With pvc entrance door and glazed side panels, alarm control panel.

LOUNGE

5.00m x 3.46m (16'5" x 11'5")

With pvc window to the front elevation, radiator, electric fire in a decorative surround, T.V aerial leads.



KITCHEN / DINER

5.00m x 3.97m (16'5" x 13'0")

To the dining area are pvc patio doors to the rear garden, radiator, stairs to first floor and a large opening to the Kitchen which is fitted with base and wall units, worksurfaces with tiled splashbacks, inset ceramic sink unit with mixer tap over, built under electric oven with electric hob and extractor hood above, concealed gas central heating boiler, appliance spaces, pvc window to the rear elevation.

FIRST FLOOR

BEDROOM 1

3.50m x 2.96m (11'6" x 9'8")

With pvc window to the front elevation, radiator, built in double cupboard.

BEDROOM 2

2.99m x 2.96m (9'10" x 9'8")

With pvc window to the rear elevation, radiator, built in cupboard.

BEDROOM 3

2.61m x 1.96m (8'7" x 6'5")

With pvc window to the front elevation, radiator.

BATHROOM

2.00m x 1.97m (6'7" x 6'6")

With panelled bath with shower over, hand basin, W.C, tiled walls and floor, heated towel radiator, pvc window to the rear elevation.

OUTSIDE

To the front is a lawned garden and driveway with parking for 2 vehicles. The lawn extends around to the side with a path to the enclosed rear garden which is paved and has a garden shed. Beyond the rear garden lies farmland.

TENURE

Freehold.

SERVICES

The agents have not inspected or tested any of the services or service installations and purchasers should rely on their own survey.

VIEWING

By prior appointment with Newton Fallowell office in Skegness and accompanied by their personnel.

COUNCIL TAX

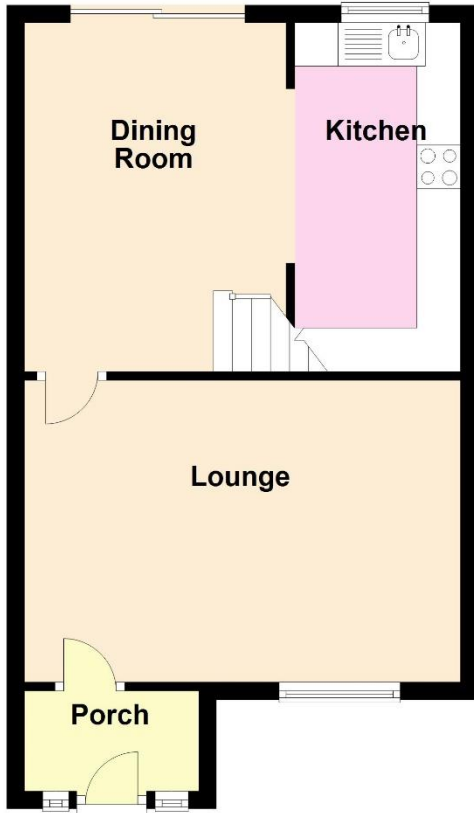
Charging Authority – North East Lincolnshire Council
Band B - 2023/24 - £1,751.38





Ground Floor

Approx. 40.3 sq. metres (433.8 sq. feet)

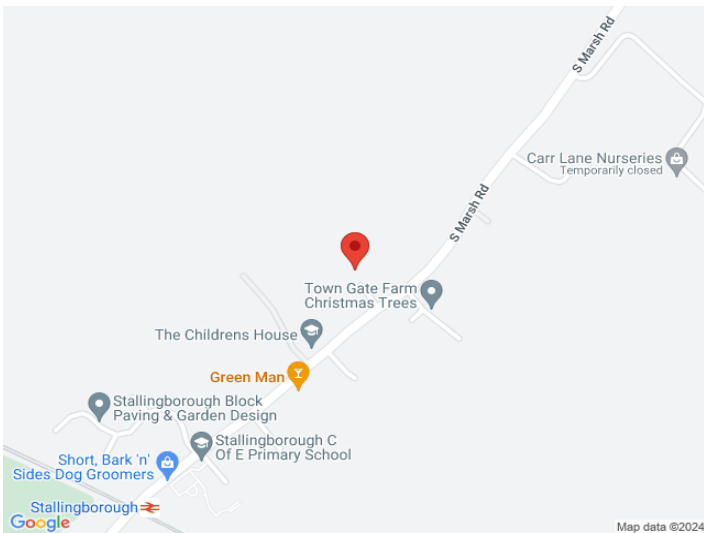


First Floor

Approx. 38.9 sq. metres (418.2 sq. feet)



Total area: approx. 79.2 sq. metres (852.0 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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