



## 30 HUNSLEY CRESCENT GRIMSBY, DN32 8PX

**£255,000**  
**FREEHOLD**

This stunning gable-fronted bungalow, located near Weelsby Woods and surrounded by mature trees, has been meticulously refurbished to a high standard. Ready for immediate move-in, the property is offered for sale with no onward chain, making it an excellent purchase.

Featuring a detached garage, a spacious driveway, and low-maintenance private gardens at the front and rear, this home provides a perfect blend of modern living and natural serenity. Enjoy the tranquility of the mature trees and the convenience of nearby outdoor recreation in this beautifully updated bungalow.



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01724 642002

# 30 HUNSLEY CRESCENT



## ENTRANCE HALLWAY

As you enter through the glazed front entrance door you are met with a large light reception hallway with doors to all principle rooms and access to the loft

## LOUNGE

Large light and open room with bay window to the front aspect, dual windows to the side aspect and a central electric fire suite.

## KITCHEN

With window to the rear aspect overlooking the garden and a side door which leads to the driveway and garage, range of modern shaker style fitted units in cream with contrasting worktops. built in oven with inset hob and extractor, space for slimline dishwasher, washing machine and upright fridge freezer, metro tiling to splashbacks and a door into the reception hallway



## BEDROOM ONE

Located to the front of the property with a bay window facing over the front garden this is a perfect double bedroom with ample space for bedroom furniture

## BEDROOM TWO

Located to the rear of the property with a window overlooking the rear garden this is a perfect double bedroom with ample room for bedroom furniture

## FAMILY BATHROOM

located at the rear of the property with an opaqued window overlooking the garden the family bathroom comprises of attractive suspended vanity unit with bowl style sink, low flush WC and fitted bath with central taps and mains powered wall mounted shower. stylish wall tiling and a chrome heated towel rail



## EXTERNALLY

As you approach the property from the roadside, you'll be welcomed by elegant wrought iron driveway gates,

which open onto a concrete driveway leading to the garage. The front garden is primarily laid to lawn, complemented by hedging and various shrubs.

The rear garden, also mainly laid to lawn, features high hedging along the rear boundary, ensuring privacy and a tranquil country garden feel. This serene outdoor space can be accessed from both sides of the property.

The property offers ample off-road parking for multiple vehicles on the concrete driveway and benefits from a garage with an additional carport.

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### **ADDITIONAL INFORMATION**

**Local Authority** –

**Council Tax** – Band C

**Viewings** – By Appointment Only

**Floor Area** – sq ft

**Tenure** – Freehold

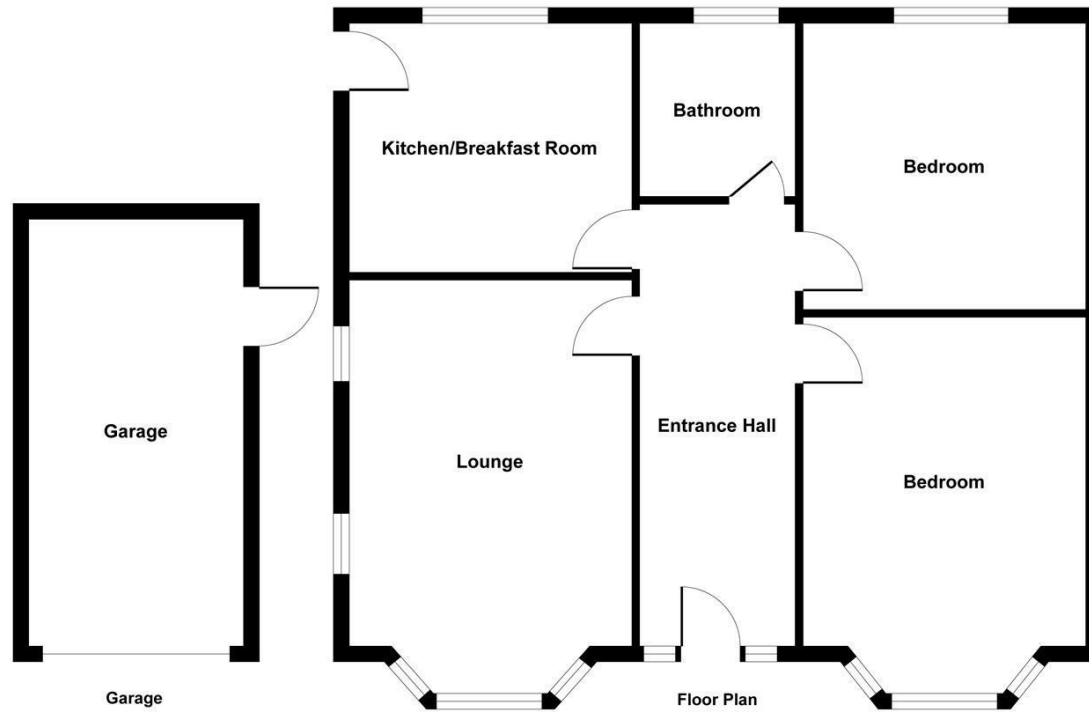


Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
	<b>66</b>	
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

monique@biltons.co.uk

07808163324

<https://biltons.co.uk/>



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