



23 FENWICK ROAD GRIMSBY, DN33 3SJ

£240,000
FREEHOLD

*** OPEN DAY SATURDAY 5TH APRIL 11AM-12.30 NO APPOINTMENT NEEDED *** This modern and spacious four-bedroom detached home is perfect for family living. Ideally situated in a sought-after location close to the hospital and a range of local amenities, the property combines convenience with comfort.

Boasting ample off-road parking and a detached garage, this home provides practical solutions for your everyday needs. Inside, the generously sized living and dining room creates a welcoming space for relaxation and entertaining. The current vendors have thoughtfully enhanced the property's layout to maximize the available space, making it both functional and stylish.



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ENTRANCE HALLWAY

As you enter the property through the side glazed composite door you are met with a light hallway with doors to the lounge, W,C, kitchen and utility room and stairs to the first floor

LOUNGE

This spacious room has a front facing window with fitted plantation style shutters, decorative tiled back fireplace and plenty of space for a range of living room furniture

DOWNSTAIRS W.C

With vanity sink unit and vanity concealed low flush W.C, obscured glazed window and a central heating radiator

UTILITY

This room houses the boiler (Approx. 1 year old) and has space and plumbing for a washing machine and tumble dryer with a wall mounted cupboard and worktop

KITCHEN/DINING LIVING ROOM

This beautiful room is truly the heart of the home with space for all of the family, the kitchen area has a range of wall and base units and worktops, a 7 burner range cooker with extractor over, integrated dishwasher and space for an American style fridge freezer. The Dining area space currently has room for a 6/8 seater dining table and has a sliding door onto the rear garden, this room could be re purposed to include a sitting area also. a door leads to an understairs storage cupboard

FIRST FLOOR HALLWAY

With doors leading to all four bedrooms and family bathroom and access to the loft

BEDROOM ONE

This spacious front facing master bedroom has room for a super king sized bed plus bedroom furniture and

benefits from fitted wardrobes with central mirrored sliding doors, plantation shutters to the window finish the room and a door to the

ENSUITE

With single tiled shower cubicle, vanity hand wash basin and low flush W.C, obscured glazed window to the front aspect.

BEDROOM TWO

The front facing room is spacious with room for various bedroom furniture with a front facing window and fitted wardrobes with shaker style doors

BEDROOM THREE

The rear facing room has a window overlooking the rear garden and fitted wardrobes and has pace for a double bed plus other bedroom furniture

BEDROOM FOUR

This double room is rear facing with a window overlooking the rear garden and an alcove perfect for a wardrobe

FAMILY BATHROOM

With tiling to floors and half walls, vanity sink unit, low flush W,C, panelled bath with mains powered shower over, rainfall shower head and hand held attachment and an obscured glazed window to the rear aspect

EXTERNALLY

As you approach the property you are met with a small gravelled from garden area with planters and a small front pathway leading upto the door, a side driveway leads through gates to the single garage and provides off road parking for 2 vehicles.

The rear garden is mainly laid to lawn with a decked pergola area and fencing to all boundaries a lovely summer house/cabin provides extra seating or a teenage "den"

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ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band D

Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold



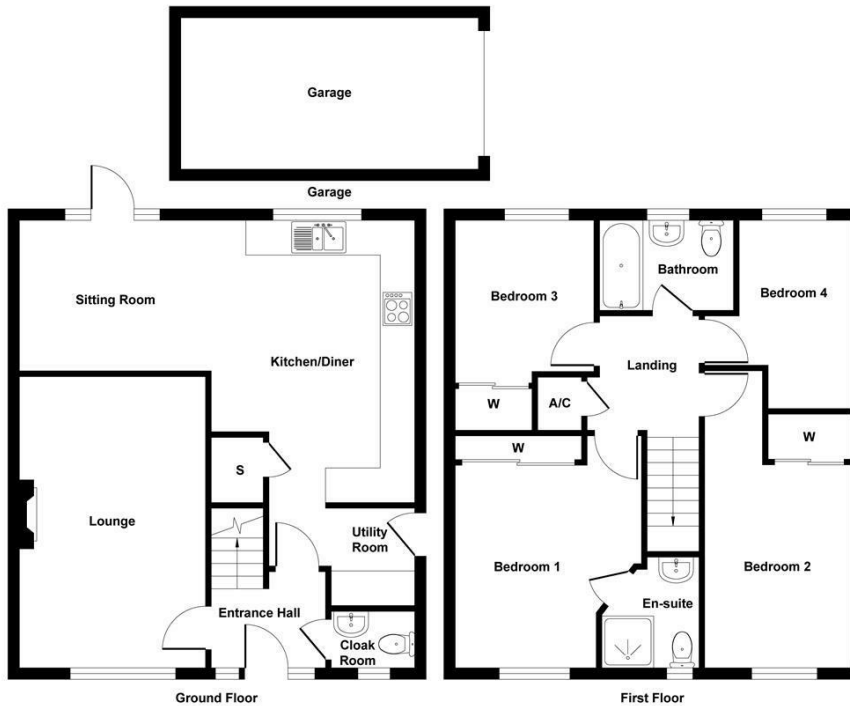


Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B		78	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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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