

le+sand  
...property sales



Tel: 441472730048  
3 Town Hall Street, Grimsby  
[grimsby@letsand.co.uk](mailto:grimsby@letsand.co.uk)

10 Lawrence Street, DN31  
**ASKING PRICE £75,000**

SPACIOUS TERRACED HOME LOCATED DOWN A QUIET CUL DE SAC WITHIN EASY REACH OF GRIMSBY TOWN CENTRE.

Letsand...Property Sales are delighted to bring to market this spacious 3 bedroom terraced property located down a quiet cul de sac just off James Street. This home is considered to be an excellent investment and/or first time buy. Offering uPVC double glazed and gas centrally heated accommodation which briefly comprises; Entrance Hall, bay fronted Sitting Room, Lounge, Kitchen, 3 Bedrooms, Bathroom, Front Yard and Rear Garden.

opaque uPVC double glazed entrance door opens into;

#### Entrance Hall

With laminate floor,

#### Sitting Room - 13'5 x 9'10 (4.09m x 3.0m)

With laminate floor, uPVC double glazed bay window to front and radiator.

#### Lounge - 13'3 x 11' (4.04m x 3.35m)

With understairs cupboard, laminate floor, radiator, shelving to chimney breast recess and uPVC double glazed window to rear.







**Kitchen - 13'1 x 8'5 (3.99m x 2.57m)**

With a range of white fitted units, tiled floor, stainless steel sink unit, gas cooker point, plumbing for washing machine and wall mounted combination boiler. uPVC double glazed windows to side and rear and uPVC double glazed side entrance door.

Stairs off Entrance Hall to first floor landing and doors off to;

**Bedroom 3 - 8'5 x 6'10 (2.57m x 2.08m)**

With upvc double glazed window to rear and radiator.

**Bathroom 5'10 x 5'5 (1.78m x 1.65m)**

With white suite comprising WC, pedestal wash basin and panelled bath. uPVC double glazed window to side.

**Bedroom 2 - 11'1 x 9'9 (3.38m x 2.97m)**

With built in cupboard, uPVC double glazed window to rear and radiator.

**Bedroom 1 - 13'3 x 10'11 (4.04m x 3.33m)**

With uPVC double glazed window to front, radiator and built in wardrobe.

**Outside**

There is a small enclosed front yard with walled boundary., To the rear is a pleasant lawned garden with walls and fencing to both sides and gated access to the rear and a secure passageway.





le+ sand  
...property sales