



BELTON GROVE

GRIMSBY

£95,000

le+sand
...property sales

Letsand...Property Sales are delighted to offer for sale this spacious semi detached home located in this established residential position just off Laceby Road. Offering exceptional value for money this property would suit both a small family, first time buyer and even investor. Being fully uPVC double glazed throughout and gas centrally heated, the property is 'ready to move into' but still offers scope for improvement should the new owner desire.

The accommodation briefly comprises; Entrance Hall with understairs cupboards, Lounge, open plan Kitchen Diner, Landing with airing cupboard, 2 Double Bedrooms, Bathroom, Driveway, Private Front and Rear Gardens.

Call us on 01472 730048 to arrange your viewing.

uPVC double glazed entrance door opens into;

Entrance Hall

With understairs cupboards, original portal window to side elevation and radiator.

Lounge - 12ft 2 x 10ft 3

With uPVC double glazed window to front and radiator.

Kitchen Diner - 17ft 9 x 9ft 10

With 2 leaded uPVC double glazed windows to rear, uPVC double glazed side entrance door, built in gas oven and hob, plumbing for washing machine and large range of fitted units.







Stairs from hallway lead to first floor landing with airing cupboard and doors into;

Bedroom 1 - 14ft 5 x 10ft 4

With two leaded uPVC double glazed windows to front, radiator and built in wardrobe.

Bedroom 2 - 9ft 10 x 9ft 6

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

Bathroom - 6ft 3 x 5ft

With white bathroom suite comprising of wall mounted sink, WC and panelled bath. There is also a opaque leaded uPVC double glazed window to side and radiator.

Outside

The property is accessed via a driveway which provides useful off road parking, the front garden is enclosed by established hedging giving a good degree of privacy to a small lawned area. The rear garden is completely enclosed by fencing and comprises a lawned area and brick outbuildings.

Tenure Freehold



SERVICES: The services to, and the fittings and appliances within, this property have not been tested and no guarantee can be given as to their condition or suitability for their purpose. DISCLAIMER: Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property. Please contact the office before viewing the property. If there is any point which is of particular importance to you we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified.