



Moulton Close,
Price £67,000



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Moulton Close, Grimsby, South Humberside

Price £67,000

****LACEBY ACRES**PERFECT FIRST TIME PURCHASE, STARTER HOME**GREAT INVESTMENT PROPERTY**WONDERFUL HOME IF LOOKING TO DOWNSIZE***NO CHAIN**** The perfect property if you are looking for a home in a great location close to a parade of shops as well as Morrisons supermarket and bus routes. This one bedroom semi detached home is very well presented with a modern kitchen, Living room, double bedroom and bathroom. The front of the property offers off road parking with a drive and the rear garden is beautifully presented as well as being low maintenance it is a lovely little Sun Trap EPC grade C.

LIVING ROOM

3.65m x 3.28m (12'0" x 10'9")
The Living room is situated to the rear of the property and has modern decor. The rear door leads directly onto the private garden area and two double glazed windows offer further natural light into this room. You will also gain access to the first floor via the stairs situated here.

KITCHEN

3.28m x 2.61m (10'9" x 8'7")
A modern Kitchen with wall and base units in a medium wood effect with contrasting worktop, mosaic style splash backs and Vinyl flooring. A

single drain stainless steel sink and integrated electric oven and hob. Extra storage is offered with the large walk in cupboard. And the front aspect double glazed window looks out onto the front of the property.

BEDROOM

3.66m x 3.31m (12'0" x 10'10")
A double bedroom with rear aspect double glazed window, Tasteful decor and a good size.

BATHROOM

The bathroom has a bath with shower above, hand basin and W.C. The walls are tiled with a fabulous shell feature design. Vinyl flooring and front aspect double glazed window.

OUTSIDE

To the front of the property parking for one car is offered via the drive directly in front of the house. The rear garden is a wonderful space, low maintenance with mature trees and shrubs to the border ensuring colour as well as privacy. A small garden shed offers great outside storage.

Reeds Rains Mortgage Advice

We can introduce you to the team of highly qualified Mortgage Advisers at Reeds Rains Ltd. They can provide you with up to the minute information on many of the interest rates available. To arrange a fee-free, no obligation appointment, please telephone this office. **YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**

All Measurements

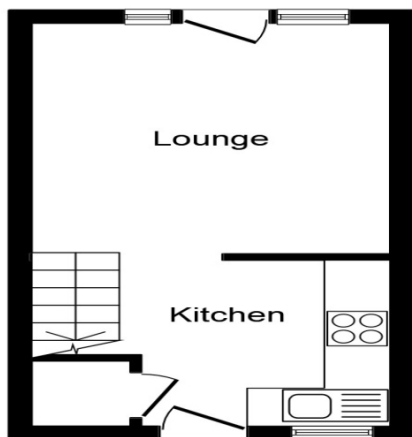
All Measurements are Approximate

Floorplan Clause

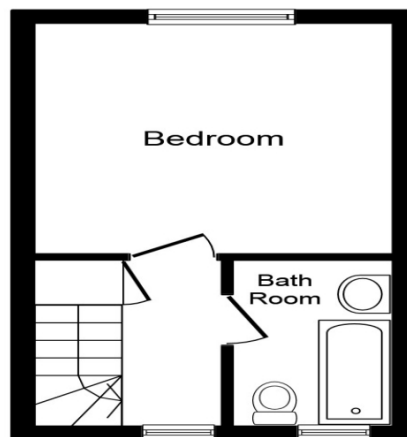
Measurements are approximate. Not to Scale. For Illustrative purposes only



For full EPC please contact the branch



Ground Floor



First Floor

Total floor area 42.0 sq. m. (452 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property.
Plan not to scale.

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