



## 2 Cromwell Close Grimsby, North East Lincolnshire DN31 2FG

Offered for sale is this MODERN THREE BEDROOM DETACHED built in 2020 by reputable builder 'Gleeson Homes' still with 7 years warranty left. Located within the ever popular development of 'Macaulay Park' which is situated on the outskirts of Grimsby Town Centre with easy access to all amenities and the Humber Bank. The accommodation comprises of; Entrance hall, cloakroom/w.c., lounge kitchen diner and to the first floor three bedroom and family bathroom. uPVC double glazed, gas central heating and alarm fitted. Having open plan front garden with off road parking for two vehicles leading to the garage and large rear garden mainly laid to lawn. Viewing is highly recommended.

**Chain Free £179,950**

- MODERN DETACHED
- THREE BEDROOM
- KITCHEN DINER
- LOUNGE
- CLOAKS/W.C.
- GAS CENTRAL HEATING
- uPVC DOUBLE GLAZING
- GARAGE
- LARGE REAR GARDEN
- NO FORWARD CHAIN



## MEASUREMENTS

All measurements are approximate.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

Accessed via a composite door into the entrance hall area. uPVC double glazed window to the side aspect, carpeted floor and radiator fitted.



#### CLOAKS/W.C.

5'3" x 3'0" (1.61 x 0.92)

The useful cloakroom benefits from a two piece white suite comprising of; Low flush wc and wall mounted hand wash basin. Extractor fan, alarm panel, radiator and wood effect vinyl flooring.



#### LOUNGE

14'8" x 14'6" (4.48 x 4.43)

The spacious lounge has a uPVC double glazed window to the front aspect, carpeted flooring and radiator with an open plan carpeted stair case with white wooden open spindle balustrade leading to the first floor.



#### LOUNGE



## LOUNGE



## LOUNGE

### KITCHEN DINER

14'5" x 10'2" (4.41 x 3.10)

The modern kitchen diner benefits from a range of off white wall and base units with contrasting work surface and modern tiled splashbacks. Incorporating a gas hob and electric oven with extractor hood above and stainless sink and drainer. Ample space for a freestanding fridge freezer and under counter space for an automatic washing machine. Wall mounted boiler, uPVC double glazed window and French doors to the rear aspect. Finished in modern tones with wood effect vinyl floor covering and radiator fitted and having ample room for a dining table.



## KITCHEN



## KITCHEN



## KITCHEN



## FIRST FLOOR

### FIRST FLOOR LANDING

Continued carpeted flooring from the stairs with white wooden spindle balustrade, radiator and loft access to the ceiling.



### BEDROOM ONE

12'7" x 8'1" (3.85 x 2.48)

Having a uPVC double glazed window to the rear aspect, carpeted flooring and radiator fitted.



### BEDROOM ONE



## BEDROOM TWO

12'6" x 8'1" (3.83 x 2.48)

Carpeted flooring, radiator and uPVC double glazed window to the rear aspect.



## BEDROOM THREE

8'1" x 6'1" (2.48 x 1.86)

To the front aspect with a uPVC double glazed window, carpeted flooring and radiator fitted.



## BATHROOM

6'1" x 6'0" (1.86 x 1.85)

The bathroom benefits from a white three piece suite which comprises of; Panelled bath with mains fed shower over, pedestal hand wash basin and low flush w.c. Modern tiling to the splashback areas and wood effect vinyl floor covering with a uPVC double glazed window to the rear elevation.



## OUTSIDE

### GARDENS

The front of the property is open plan with a lawn area, paved pathway around the property and gravelled driveway providing off road parking for two vehicles leading to the garage. The rear garden is of a great size and is mainly laid to lawn with fenced boundaries, paved patio area and wood access gate to the front of the property.



## GARDENS



## GARDENS



## GARDENS



## GARAGE

15 x 9 (4.57m x 2.74m)

Having an up and over door and benefitting from electric and lighting and rear access door.

## COUNCIL TAX BAND

Council Tax Band C

## TENURE - FREEHOLD

We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

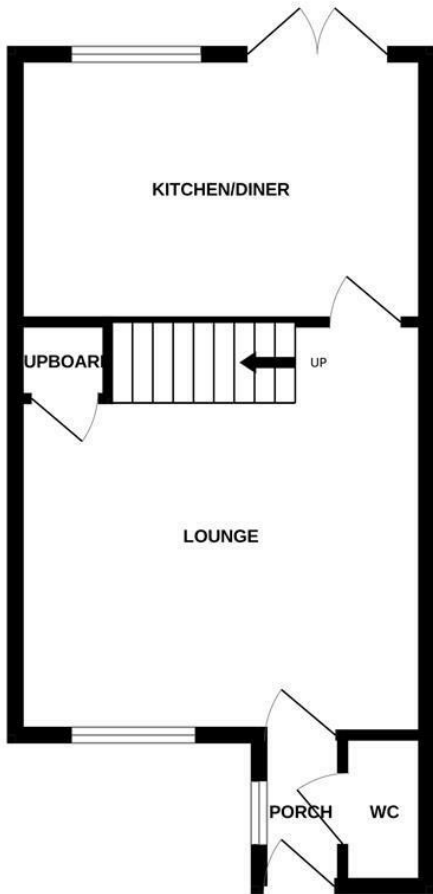
## VIEWING ARRANGEMENTS

Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

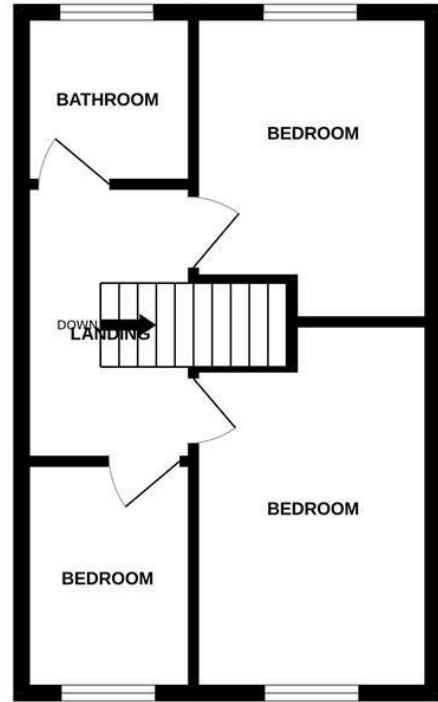
## OPENING TIMES

Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>93</b>
(81-91) <b>B</b>		<b>82</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>			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales		Current	Potential
Environmental Impact (CO <sub>2</sub> ) Rating			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</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>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales		Current	Potential

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firm's employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.