



Plot 21, 24 Glebe Road Grimsby, DN33 3HL

NEW DEVELOPMENT This beautiful NEW DETACHED FOUR BEDROOM HOUSE offering a superb layout and stunning specification throughout, the ground floor design comprises of a spacious open-plan kitchen-dining room, fitted kitchen and branded appliances with a separate utility room.

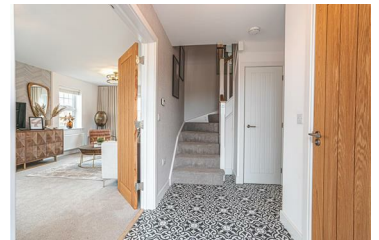
To the ground floor is a generous lounge and to the rear of the property this home offers a second lounge/sunroom, ideal for a growing family.

Upstairs are four good sized bedrooms, with bedroom one offering fitted wardrobes and en-suite. Three further bedrooms with a contemporary family bathroom.

This home benefits from an enclosed rear garden, block paved driveway leading to a garage. COMPLETION SPRING 2024

£329,950

- 5% DEPOSIT PAID
- FOUR BEDROOM DETACHED HOME
- DOUBLE GARAGE
- GREAT SPECIFICATION
- CARPETS & TURF
- EXCEPTIONALLY LARGE DRIVEWAY
- SECOND LOUNGE/SUNROOM
- EN-SUITE & FAMILY BATHROOM
- INTEGRATED APPLIANCES
- GOOD SCHOOLS



ACCOMMODATION

ENTRANCE HALL



CLOAKROOM/WC

LOUNGE

20'6" x 11'5" (6.25m x 3.50m)



DINING KITCHEN

20'6" x 9'4" (6.25m x 2.85m)



KITCHEN DINING AREA ADDITIONAL PHOTOGRAPH



UTILITY

6'8" x 5'3" (2.04m x 1.61m)

SUNROOM

12'0" x 10'1" (3.68m x 3.08m)

FIRST FLOOR LANDING

MASTER BEDROOM

11'8" x 10'2" (min) (3.56m x 3.12m (min))



ENSUITE

6'7" x 5'5" (2.03m x 1.67m)



BEDROOM 2

10'11" x 10'6" (3.35m x 3.21m)



BEDROOM 3

9'8" x 7'6" (min) (2.96m x 2.30m (min))



BEDROOM 4

12'4" x 6'2" (min) (3.76m x 1.89m (min))



FAMILY BATHROOM

6'2" x 6'1" (min) (1.89m x 1.87m (min))



OUTSIDE

DOUBLE GARAGE

SITE PLAN



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

TENURE - FREEHOLD

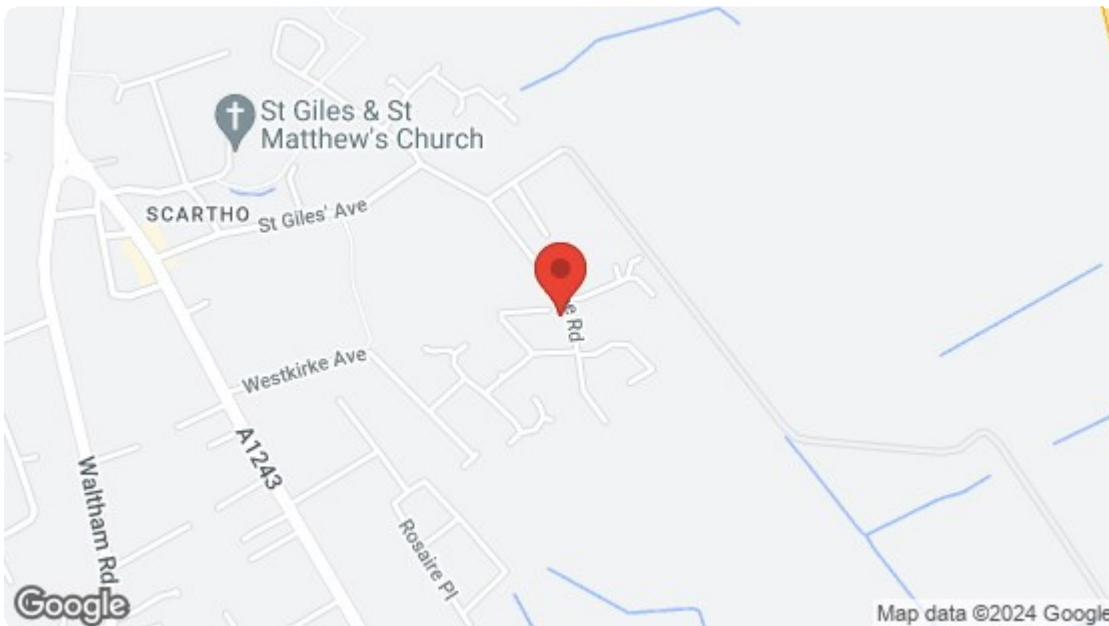
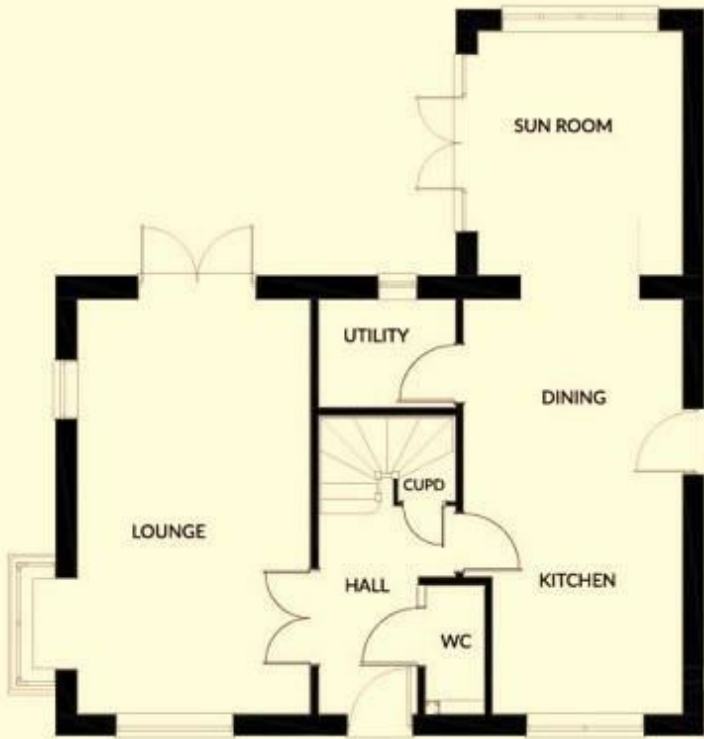
We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

MEASUREMENTS

All measurements are approximate.

PHOTOGRAPHS

All the photographs on this brochure are for illustrations purposes only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		93	93
(81-91) B			
(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	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.