



## 43 College Street Grimsby, North East Lincolnshire DN34 4TN

NO FORWARD CHAIN. A very handsome individually designed DETACHED FAMILY HOME constructed in 1993, situated on this prominent corner position within walking distance of the town centre. This spacious home accommodation including: Impressive entrance hall, cloaks/wc, superb large formal lounge, conservatory, dining room, fitted kitchen/breakfast room and utility room to the ground floor plus master bedroom with dressing room and two further double bedrooms, bathroom and separate wc. Double attached brick garage. Gas central heating system. Double glazing. Front, side and enclosed rear SOUTH FACING rear gardens. Carpets, curtains, blinds and light fittings included. Early viewing essential

**£330,000**

- TRADITIONAL STYLE DETACHED RESIDENCE WITH NO FORWARD CHAIN
- THREE RECEPTION ROOMS
- THREE DOUBLE BEDROOMS
- CONSERVATORY
- KITCHEN/BREAKFAST ROOM
- UTILITY ROOM
- BATHROOM & SEPARATE WC
- DOUBLE BRICK GARAGE
- GAS CENTRAL HEATING SYSTEM
- DOUBLE GLAZING



## DRAFT DETAILS

PLEASE NOTE THESE ARE DRAFT PARTICULARS AWAITING FINAL APPROVAL FROM THE VENDOR, THEREFORE THE CONTENTS HEREIN MAY BE SUBJECT TO CHANGE AND MUST NOT BE RELIED UPON AS AN ENTIRELY ACCURATE DESCRIPTION OF THE PROPERTY.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

Approached via a modern composite entrance door with double glazed side lights leads into this impressive entrance hall which has a stunning handmade polished dark wood spelled staircase with matching dark wood internal doors. Useful storage cupboard, coving to ceiling, fitted dado rail and radiator.



#### ENTRANCE HALL

Additional photo



#### CLOAKS/WC

Fitted with a vanity unit and a low flush wc. Double glazed window and radiator. Tiled flooring.



#### LOUNGE

24'3" x 14'6" (7.4 x 4.42)

This large formal lounge has a double glazed window to the front elevation plus a smaller double glazed window to the side elevation, coving to ceiling, two ceiling lights set within decorative plaster roses and two radiators. The focal point of this room is the dark polished wood fire surround having a marble effect hearth inset with a living flame gas fire. Double glazed patio doors leads into the conservatory.



## LOUNGE

Additional photo



## CONSERVATORY

12'8" x 10'8" (3.88 x 3.27)

A fabulous addition to this family home which has double glazed windows and doors opening onto the rear garden. Ceiling light and fan, vinyl flooring together with 5 skirting board heaters.



## DINING ROOM (FRONT)

11'4" x 9'7" (3.47 x 2.93)

This multi functional room could be used as a formal dining room, playroom or home office. Double glazed window to the front elevation, coving to decorative rose ceiling and radiator.



## KITCHEN/BREAKFAST ROOM

9'7" x 13'7" (2.93 x 4.15)

Fitted with an abundance of dark oak style base and wall units incorporating an electric double oven, gas hob with an extractor above and an integrated fridge. The contrasting work surfaces are inset with a stainless steel sink unit and have space beneath for dishwasher and micro wave. Tiled flooring. Double glazed window. Coving to ceiling.



## KITCHEN/BREAKFAST ROOM

Additional photo



## UTILITY ROOM

9'8" x 7'8" (2.95 x 2.36)

This useful utility room has a modern composite entrance door leading out onto the rear garden, tiled floor and a double wall cupboard. Extensive work surfaces has space beneath for washing machine etc. Tiled flooring.



## FIRST FLOOR

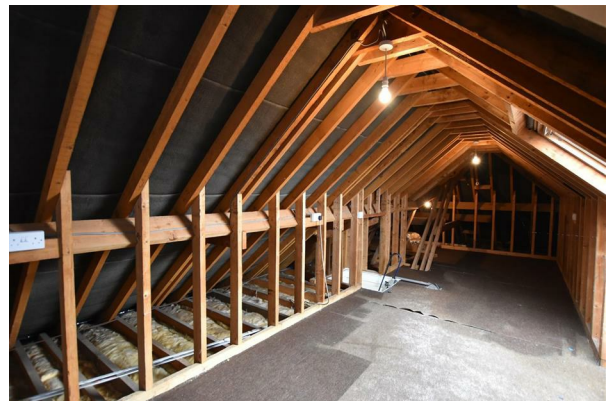
### LANDING

Leading up from the ground floor this spacious landing has a double glazed window to the front elevation, fitted dado rail, coving and plaster decorative rose to ceiling. Radiator. Access to roof space via the pull down ladder.



### ROOF SPACE

Subject to the necessary planning permissions/building regulations this space could have a multitude of uses which would enhance this family home. Electric light.



### MASTER BEDROOM SUITE

The master bedroom suite includes a double bedroom, dressing room and access into the Jack n Jill bathroom.

### MASTER BEDROOM (FRONT)

11'11" x 14'7" max (3.64 x 4.47 max)

Fitted with a range of bedroom furniture including drawer units, floor to ceiling wardrobes and a matching bedhead with single wardrobes either side and cupboards above. Double glazed window. Radiator. Coving to ceiling. Open arch leads into the dressing room.



### MASTER BEDROOM

Additional photo



### DRESSING ROOM

7'1" x 10'0" (2.17 x 3.07)

Fitted with two banks of floor to ceiling wardrobes, double glazed window and radiator. Door leads into the Jack n Jill bathroom.



### DRESSING ROOM

Additional photo



## BATHROOM

6'10" x 11'10" (2.10 x 3.63)

Having access via the separate wc from the main landing or through the master bedroom this bathroom is fitted with an encased bath having a hand held shower attachment to the taps plus an electric shower with glass screen and a substantial vanity unit including an inset sink with cupboards below. Extensive tiling to walls. Coving to ceiling. Radiator. Door leads into the separate wc. Cork tiled flooring.



## BATHROOM

Additional photo



## SEPARATE WC

Having a low flush wc and a pedestal wash hand basin. Coving to ceiling and double glazed window. Cork tiled flooring.



## BEDROOM 2

19'8" x 11'4" (6 x 3.47)

Having a dual aspect with double glazed windows to the front and rear elevations, two radiators and coving to ceiling. Again fitted with a bank of floor to ceiling wardrobes providing excellent hanging space.



## BEDROOM 2

Additional photo



## BEDROOM 3

9'7" x 10'0" (2.94 x 3.06)

Double glazed window, coving to ceiling and radiator.



## OUTSIDE



## ATTACHED BRICK GARAGE

16'4" x 22'3" (4.98 x 6.79)

Having an electric garage door to the front, personal door to the side together with light and power and boarded loft area.

## THE GARDENS

As previously mentioned No 43 stands on a prominent corner position with the front and side gardens being block paved with borders of established bushes and shrubbery. The rear enclosed SOUTH FACING rear garden is again block paved with provision for a small vegetable garden.



## **THE GARDENS**

Additional photo



## **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.

## **COUNCIL TAX BAND**

Council Tax Band E

## **VIEWING ARRANGEMENTS**

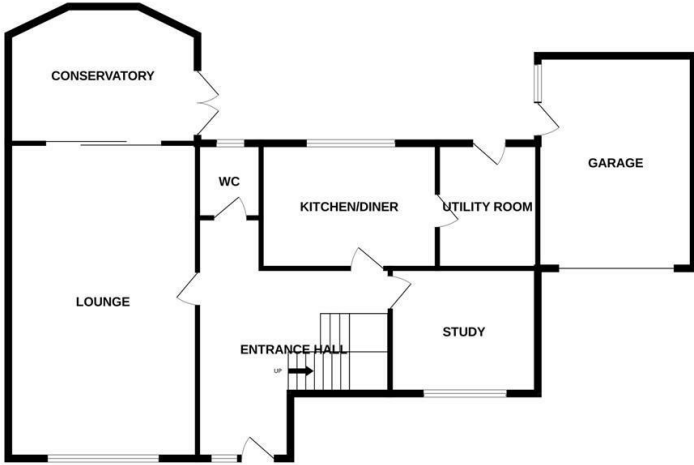
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

## **OPENING TIMES**

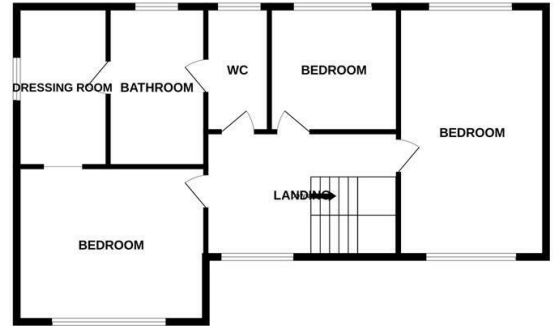
Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm



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>			
(81-91) <b>B</b>			78
(69-80) <b>C</b>			
(55-68) <b>D</b>		60	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
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			
<b>England &amp; Wales</b>		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.