



10 Connaught Avenue Grimsby, North East Lincolnshire DN32 0BS

A fantastic opportunity to acquire this certainly spacious FOUR BEDROOM SEMI DETACHED HOUSE located on this well regarded avenue ideally placed for the town centre within the highly regarded Lisle Marsden school catchment, private schooling, colleges and university. The well presented accommodation retaining many attractive features comprises :- entrance porch, welcoming hallway, cloakroom/ utility room, lovely lounge, spacious dining room, breakfast kitchen, four bedrooms, en suite shower room and family bathroom. Generous rear garden enjoying a WESTERLY aspect. Block paved driveway providing ample off street parking leading to the GARAGE. Gas central heating system and double glazing (except one stained glass window). Solar Thermal hot water system. Early viewing is highly recommended on this wonderful home.

£310,000

- SOUGHT AFTER LOCATION
- SPACIOUS PERIOD SEMI DETACHED HOUSE
- FOUR BEDROOMS
- LOUNGE
- DINING ROOM
- BREAKFAST KITCHEN
- EN SUITE SHOWER ROOM
- FAMILY BATHROOM
- WESTERLY FACING REAR GARDEN
- DRIVE AND GARAGE



MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

GROUND FLOOR

ENTRANCE PORCH

Inset into arch double glazed double doors with matching over light and side panels lead into the porch. (Gas pipe situated close to the fireplace). Period style tiling to dado height. Attractive period timber door with matching side panels having stunning stained and leaded glass inset leads through to the welcoming entrance hall.

WELCOMING ENTRANCE HALL

Having striking Karndean flooring. Lyncrusta to dado height decorative dado rail., picture rail with ornate detail above and coving to the ceiling. Attractive ornate period style radiator. Spelled staircase in a white finish with wood hand rail and newel posts to the first floor, useful under stair cupboard.



WELCOMING ENTRANCE HALL

Additional photo



WELCOMING ENTRANCE HALL

Additional photo



CLOAKROOM / UTILITY ROOM

Fitted with a low flush w/c and wash hand basin inset into dedicated vanity unit with mirror over. Concealed with a cupboard is the gas central heating boiler. Fully tiled walls, striking tiled flooring. Plumbing for a washing machine. Double glazed window to the side.



LOUNGE

13'10" (16'5") x 12'1" (4.22m (5.01m) x 3.69m)

Feature period style fire place in a wood finish with tiled inset with provision an open fire. Double glazed bay window to the front with arch over. Picture rail and coving to the ceiling. Radiator. Solid rustic oak flooring.



LOUNGE

Additional photo



DINING ROOM

15'11" x 12'1" (4.86m x 3.70m)

This spacious room is ideal for family living and entertaining, Feature recess to the chimney breast wall with floating mantel over, tiled hearth. Coving to ceiling and decorative picture rail. Double glazed window to the rear, radiator.



DINING ROOM

Additional photo



BREAKFAST KITCHEN

21'10" x 10'4" (6.68m x 3.16m)

Fitted with a range of wall and base units with display ends and glazed display unit contrasting work surface extending to provide a breakfast bar area. One and half bowl stainless steel sink unit with mixer tap. Ceramic tiled splash backs. Feature chimney breast wall recess being tiled housing the Neff five ring gas hob with extractor unit over, Neff built in double oven and an integrated dishwasher. Double glazed windows to either side. Double glazed French doors to the rear with matching side panels. Coving to the ceiling with down lights. Tiled flooring.



BREAKFAST KITCHEN

Additional photo



BREAKFAST KITCHEN

Additional photo



FIRST FLOOR

LANDING

Attractive stained leaded glass window to the side. Coving to the ceiling having access to the loft space with ladders. Decorative picture rail. Built in linen cupboard.



BEDROOM 1

16'0" (10'0") x 10'11" (5'2") (4.88m (3.07m) x 3.34m (1.58m))

Double glazed window to the rear, radiator. Decorative picture rail and coving to the ceiling.



EN SUITE SHOWER ROOM

6'6" max x 5'4" max (2.00m max x 1.65m max)

Walk in shower being fully tiled with glass screen having a spa style shower system. :LED lighting. Wash hand basin and low flush w/c inset into dedicated vanity unit. Fully tiled walls and coving to the ceiling.



BEDROOM 2

13'10" x 13'2" (4.22m x 4.02m)

Fitted with two double wardrobes either side of the chimney breast wall, display shelving. Decorative picture rail and coving to the ceiling. Radiator. Double glazed window to the front.



BEDROOM 2

Additional photo



BEDROOM 3

7'7" x 10'5" (2.32m x 3.18m)

Decorative picture rail and coving to the ceiling. Radiator. Double glazed window to the front.



BEDROOM 3

Additional photo



BEDROOM 4

9'4" x 8'2" (2.87m x 2.51m)

Decorative picture rail and coving to the ceiling. Radiator. Double glazed window to the rear.



BATHROOM

7'5" x 7'2" (5'4") (2.27m x 2.20m (1.65m))

Fitted with a white suite comprising of bath with power shower over and folding back screen. Wash hand basin and low flush w/c inset into a dedicated vanity unit having a range of storage units and mirror over. Fully tiled walls. Period style radiator. Double glazed windows to the side. Rustic oak wood flooring.



OUTSIDE



GARDENS

The front garden stands behind a brick wall, a neat lawned area with block paved driveway and pathway, fencing to the side. An additional pair of timber gates lead to the garage. Gate to the side gives access to the good sized rear garden enjoying WESTERLY FACING REAR GARDEN having a generous block paved patio area accessed from the breakfast kitchen ideal for family living and entertaining. The remainder of the garden is gravelled with contemporary style stone water feature. deep well stocked border beds having a wealth of plants, flowers, shrubs and trees. Ornamental garden pond. Boundaries are fenced. Workshop / garden store plus additional garden shed. Outside tap and security lighting.



GARDENS

Additional photo



GARDENS

Additional photo



GARAGE

16'8" x 9'0" (5.09m x 2.75m)

A detached brick garage with double timber doors. Power and lighting. Double glazed double doors to the side.

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 AND EPC

Council Tax Band C

EPC - D

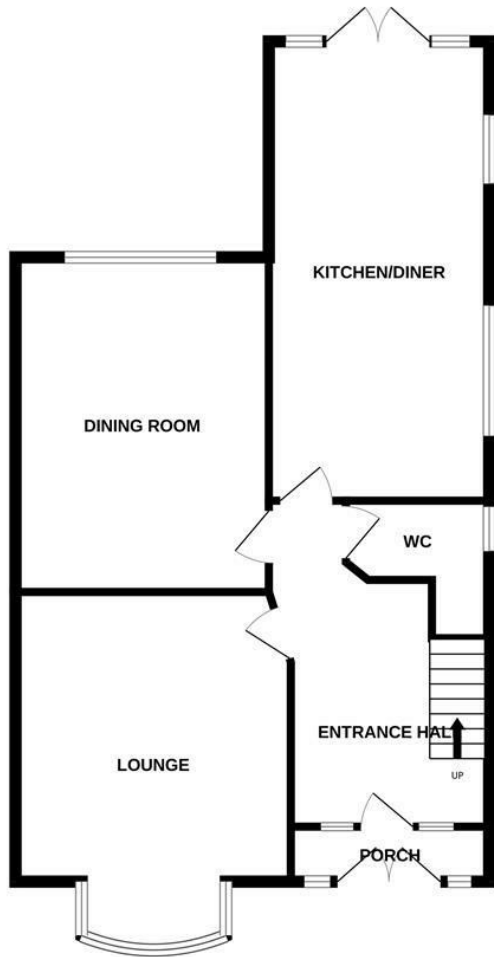
VIEWING ARRANGEMENTS

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

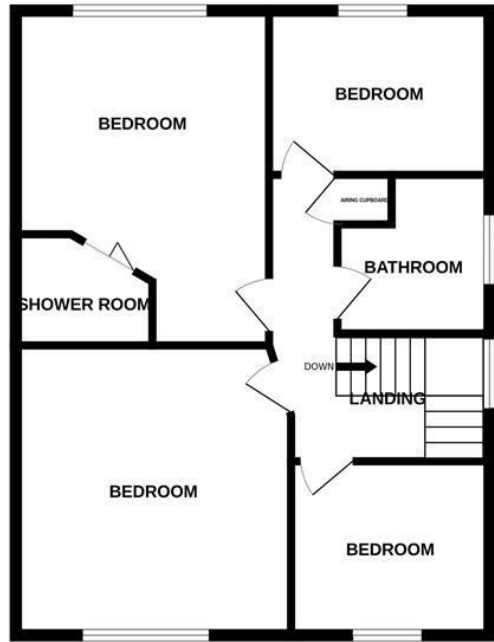
OPENING TIMES

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) A			
(81-91) B			79
(69-80) C			
(55-68) D		59	
(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.