



19 Seaton Grove Grimsby, North East Lincolnshire DN32 9SU

Situated within this cul de sac position off Ladysmith Road ideally placed for easy access to Weelsby Woods and a short commute into Cleethorpes and Grimsby is this THREE / FOUR BEDROOM mid link house with OFF STREET PARKING. The well presented versatile accommodation comprises :- entrance hall, lounge, dining room, recently fitted modern kitchen, sitting room / bedroom 4, ground floor shower room, three good sized bedrooms and family bathroom. Low maintenance enclosed SOUTH facing rear garden. Outbuildings. Gas central heating system and double glazing. Early viewing is considered essential.

£164,950

- CUL DE SAC POSITION
- THREE / FOUR BEDROOMS
- LOUNGE
- DINING KITCHEN
- GROUND FLOOR BEDROOM / SITTING ROOM
- GROUND FLOOR SHOWER ROOM
- THREE GOOD SIZED FIRST FLOOR BEDROOMS
- FIRST FLOOR BATHROOM
- OFF STREET PARKING
- LOW MAINTENANCE SOUTH FACING REAR GARDEN



MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Approached via a double glazed entrance door into the hall. Wood effect flooring. Decorative plate rack, coving to the ceiling. Radiator. Staircase to the first floor with useful under stair cupboard. Meter cupboard.



ENTRANCE HALL

Additional photo



LOUNGE

13'0" excluding bay x 12'1" (3.97m excluding bay x 3.70m)

Feature fire surround in a white finish with gas fire having a marble effect back and tiled hearth. Double glazed bay window to the front. Radiator. Wall light points. Mock beams to the textured ceiling. Decorative dado rail.



LOUNGE

Additional photo



DINING ROOM

12'6" x 8'11" (3.82m x 2.73m)

Wood effect laminate flooring, Coving to the textured ceiling, decorative dado rail. Two radiators. Built in cupboard. Open plan through to the kitchen.



KITCHEN

10'2" x 9'10" (3.11m x 3.00m)

Recently fitted Howden kitchen offering a range of wall and base units with wood effect work surface incorporating the one and a half bowl sink unit with mixer tap. Tiled splash backs. Built in gas hob with extractor unit over and electric oven, space for fridge freezer and plumbing for a washing machine. Tiled flooring. Double glazed window to the rear, double glazed door to the rear gives access to the rear garden. Mock beams to the textured ceiling.



KITCHEN

Additional photo



KITCHEN

Additional photo



SITTING ROOM / BEDROOM 4

9'8" x 8'6" (2.96m x 2.61m)

Double glazed window to the side, radiator.



SITTING ROOM / BEDROOM 4

Additional photo



SHOWER ROOM

8'5" x 7'1" (2.59m x 2.16m)

A spacious room fitted with a glass shower cubicle being fully tiled with electric shower. Wash hand basin inset into dedicated vanity unit and low flush w/c. Tiled flooring. Double glazed window to the side. Radiator. Wall mounted vanity unit.



SHOWER ROOM

Additional photo



FIRST FLOOR

LANDING

Built in cupboard. Coving to the ceiling with access to the loft space.



BEDROOM 1

15'0" x 10'9" (4.58m x 3.29m)

Double glazed window to the front, radiator. Coving to the ceiling.



BEDROOM 1

Additional photo



BEDROOM 2

10'9" x 8'6" (3.28m x 2.60m)

Accessed via the bathroom. Double glazed window to the rear, radiator. Coving to the ceiling.



BEDROOM 2

Additional photo



BEDROOM 3

11'9" x 7'5" (10'7") (3.60m x 2.27m (3.25m))

L shaped room. Double glazed window to the front, radiator. Coving to the ceiling. Built in cupboard over the stairwell.



BEDROOM 3

Additional photo



BATHROOM

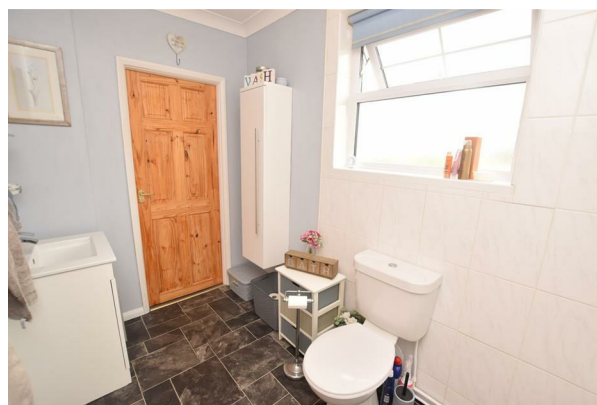
10'8" x 5'6" (3.27m x 1.68m)

Fitted with a white suite comprising of bath with shower mixer tap and glass screen. Wash hand basin inset into a dedicated vanity unit and low flush w/c. Double glazed window to the rear. Fully tiled walls and coving to the ceiling. Door leading into bedroom 2.



BATHROOM

Additional photo



OUTSIDE



GARDENS

The front garden provides off street parking with fencing to the side. Wrought iron gate leads to the shared passageway which leads into the rear garden. The enclosed SOUTH FACING rear garden being block paved. a covered seating area to the rear with artificial grass. Boundaries are fenced, side access gate giving access to the shared passageway.



GARDENS

Additional photo



OUTBUILDINGS

Two outhouses.

OFF STREET PARKING

The front garden provides off street parking.

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 & EPC RATING

Council Tax Band - A

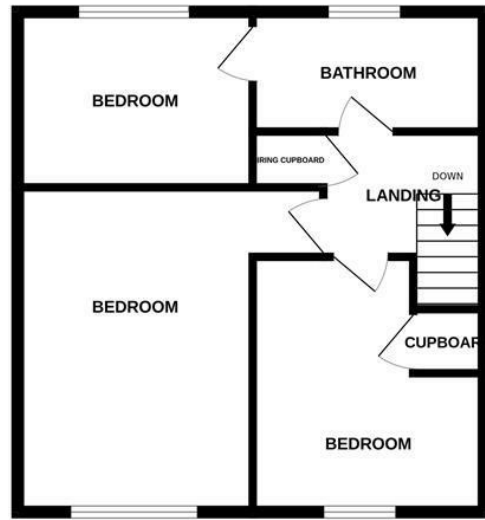
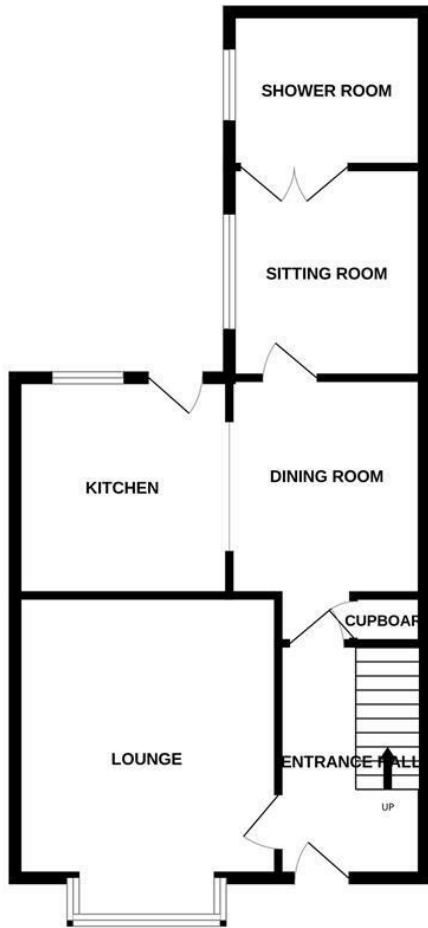
EPC -

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



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			83
(81-91) B		70	
(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.