



24 Southfield Road Grimsby, North East Lincolnshire DN36 5YG

We are delighted to offer for sale this THREE BEDROOM DETACHED FAMILY HOME situated in the heart of Holton Le Clay village close to all local amenities and highly regarded schools with in easy access of Grimsby, Cleethorpes and Louth Town Centres. The property benefits from gas central heating and uPVC double glazing with the accommodation briefly comprising of; Entrance hallway, open plan kitchen diner living room, conservatory and to the first floor THREE BEDROOMS and family bathroom. The property sits with a large front garden providing ample off road parking for several vehicles, gated access to an undercover lend to that leads onto the detached garage and private rear garden. The rear garden is laid to lawn with a paved patio and private decked seating area with the benefit of a summer house. Viewing is highly recommended offered for sale with NO FORWARD CHAIN.

£230,000

- DETACHED FAMILY HOME
- HOLTON LE CLAY VILLAGE LOCATION
- OPEN PLAN KITCHEN DINER LOUNGE
- CONSERVATORY
- THREE BEDROOMS
- FAMILY BATHROOM
FREESTANDING BATH
- PRIVATE REAR GARDEN
- GARAGE
- SUMMER HOUSE
- NO FORWARD CHAIN



MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

GROUND FLOOR

ENTRANCE

Accessed via a uPVC double glazed door with side light panel.



HALLWAY

Having coved ceiling, wood effect laminate flooring and carpeted stairs leading to the first floor with open white wooden spindle balustrade. Radiator.



KITCHEN DINER

19'1" x 9'10" (5.83m x 3.02)

This great family living space is open plan and benefits from a modern high gloss grey kitchen with wall and base units and contrasting work surfaces incorporating a composite sink and drainer. The worksurface extends to create a breakfast bar area. Integrated five plate induction hob, electric fan assisted oven, microwave and fridge freezer. Modern glass splashbacks, wood effect laminate flooring, two radiators and uPVC double glazed window and patio doors leading to the conservatory. Open plan to the living room;



KITCHEN DINER

Additional Photograph



KITCHEN DINER

Additional Photograph



KITCHEN DINER

Additional Photograph



KITCHEN DINER

Additional Photograph



LIVING ROOM

12'9" x 12'5" (3.91 x 3.80)

Being open plan from the kitchen diner creating an ideal entertaining area with uPVC double glazed bow window to the front aspect and two uPVC double glazed side windows, carpeted flooring, coved ceiling and feature stone fire surround with gas fire. radiator.



LIVING ROOM

Additional Photograph

CONSERVATORY

17'10" x 8'9" (5.44 x 2.69)

uPVC double glazed conservatory with patio doors leading to the rear garden and carpeted flooring.



FIRST FLOOR

FIRST FLOOR LANDING

Having carpeted flooring and white wooden open spindle balustrade with uPVC double glazed window to the side aspect and loft access to the ceiling.

BEDROOM ONE

11'3" x 9'9" (3.43 x 2.99)

To the front aspect a uPVC double glazed window, coved ceiling, carpeted flooring, radiator and a range of built in wardrobes with matching draws.



BEDROOM TWO

11'1" x 9'10" (3.40 x 3.00)

To the rear of the property with a uPVC double glazed window, coved ceiling, carpeted flooring, radiator and built in wardrobe.



BEDROOM THREE

9'0" x 7'3" (2.76 x 2.22)

The smallest of the three bedrooms is to the rear of the property with a uPVC double glazed window, coved ceiling, carpeted flooring and radiator.



BATHROOM

8'11" x 8'2" (2.74 x 2.50)

The family bathroom benefits from a white four piece suite which comprises of; Freestanding bath, corner shower cubicle with glazed curved screens, counter top hand wash basin and low flush wc, Finished with tiled walls and floor, heated towel rail, built in storage cupboards and a uPVC double glazed window to the front aspect.



BATHROOM

Additional Photograph



OUTSIDE

GARDENS

The property sits away from the road with an open driveway, fenced side boundaries, lawn and pebbled driveway leading to the gated side area. To the side of the property is a covered lean to that leads to the detached brick garage which has an up and over door, electric and lighting. Side wooden gate leading to the private rear garden. The private rear garden has hedged boundaries paved patio, rear deck patio area and summer house.



GARDENS



GARDENS

Additional Photograph



GARDENS

Additional Photograph



GARDENS

Additional Photograph



COUNCIL TAX BAND & EPC RATING

Council Tax Band - C

EPC - C

TENURE - FREEHOLD

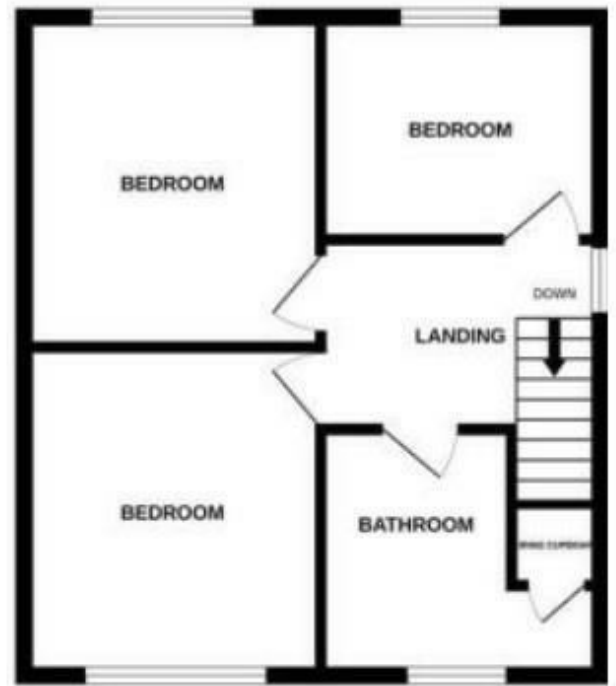
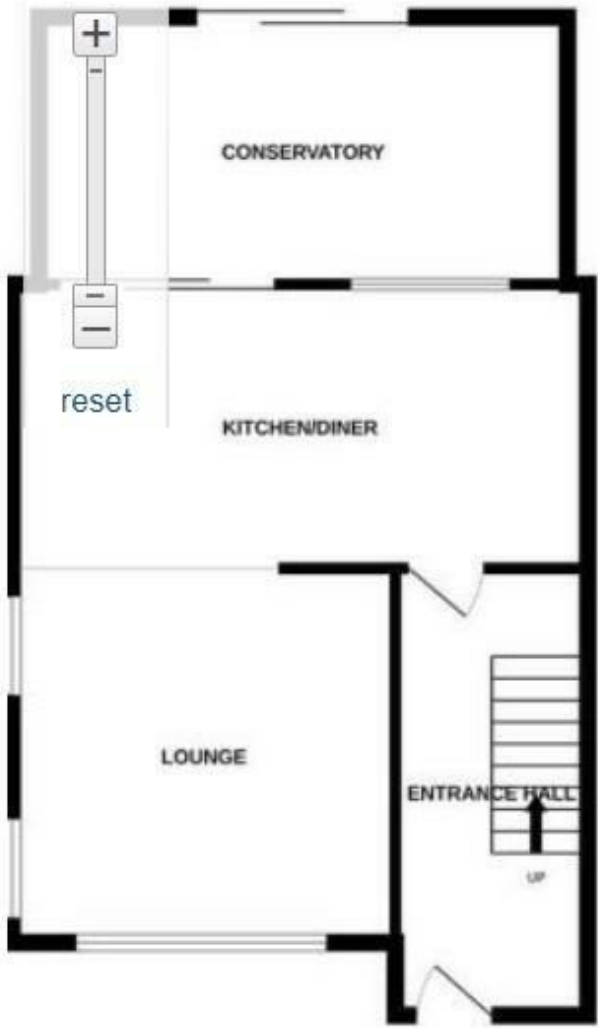
We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		70	
(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.