



47 Lambert Road Grimsby, North East Lincolnshire DN32 0HT

We are delighted to offer for sale this attractive Tudor style spacious THREE BEDROOM MID TERRACED PROPERTY situated within the pleasant residential area with convenient on- street parking easy access to Grimsby & Cleethorpes Town centres, train station, good schools and colleges all local amenities, and within walking distance of Peoples Park. The property retains many period features and benefits from gas central heating (Recently fitted New Boiler) and uPVC double glazing with the accommodation comprising of; Reception hallway, two reception rooms, kitchen, pantry, shower room (ground floor) and to the first floor three good sized bedrooms and family bathroom. Good sized loft space with Velux windows. The property has a low maintenance front garden with hedged boundaries with an enclosed rear garden with mature planting and decked patio area. Viewing is highly recommended offer for sale with NO FORWARD CHAIN.

£122,500

- TRADITIONAL MID TERRACE PROPERTY
- CLOSE TO BOTH GRIMSBY & CLEETHORPES TOWN CENTRES
- TWO RECEPTION ROOMS
- KITCHEN, PANTRY
- GROUND FLOOR SHOWER ROOM
- THREE BEDROOMS
- BATHROOM
- GAS CENTRAL HEATING
- FRONT & REAR GARDENS
- NO FORWARD CHAIN



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.

MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

STORM PORCH

Having original tiled flooring and leading to the entrance door.

ENTRANCE

Accessed via a glazed wooden door with side and top light panels.



HALLWAY

The welcoming hallway has wood effect laminate flooring, original cornice feature to the ceiling, carpeted stairs leading to the first floor with enclosed oak banister and under stairs storage cupboard. Solid oak doors leading to the down stairs accommodation.



LOUNGE

13'5" x 12'11" (4.10 x 3.95)

To the front of the property with a large uPVC double glazed bay window looking onto the small hedge garden, coved ceiling, carpeted flooring and radiator. Finished with original hand painted storage cupboards and shelving to the alcoves and original tiled art deco working fireplace.



REAR SITTING/DINING ROOM

12'6" x 12'0" (3.82 x 3.68)

The second reception room has a versatile use as either a lounge or dining room with uPVC double glazed French doors leading to the decked patio, solid wood flooring feature painted working fire place and original built in storage cupboards.



REAR SITTING DINING ROOM

Additional Photograph



KITCHEN

10'5" x 7'2" (3.20 x 2.19)

The kitchen benefits from a range of solid wood wall and base units with contrasting work surfaces and original tiled splashbacks and incorporates a stainless steel sink and drainer, gas hob and wall mounted double electric fan assisted oven, under counter space for appliances. The work top extends to provide a breakfast bar area. finished with tiled flooring, radiator and uPVC double glazed window to the rear.



KITCHEN

Additional Photograph



KITCHEN

Additional Photograph



REAR LOBBY

Having continued tiled flooring and half glazed uPVC door leading to the rear garden.

PANTRY

3'3".154'2" x 3'9" (1..47 x 1.15)

The original pantry is fitted with shelves and units for handy storage and has a window to the rear aspect and tiled flooring.



SHOWER ROOM (Ground Floor)

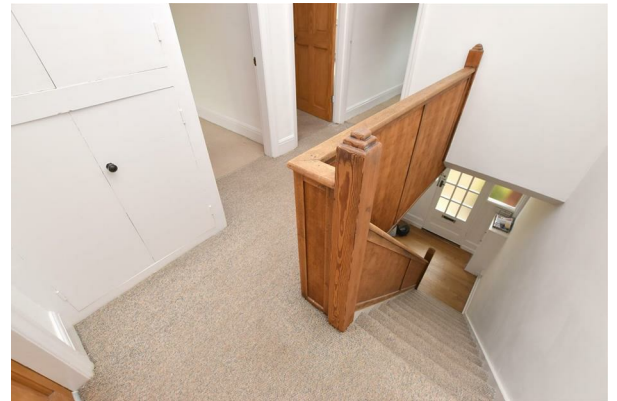
The ground floor shower benefits from a white three piece suite comprising of; Shower with glazed screen and tiled splashback, pedestal hand wash basin and low flush wc. Finished with a uPVC double glazed window to the rear, tiled flooring and tongue and groove panelling to part walls. Storage cupboard housing the wall mounted boiler.



FIRST FLOOR

FIRST FLOOR LANDING

Having continued carpeted flooring, enclosed oak balustrade, large storage cupboard and loft access to the ceiling.



LOFT

Spacious easily accessible loft with two Velux windows, fully boarded, walls and roof insulated.



BEDROOM ONE

13'10" x 10'7" (4.22 x 3.25)

The largest of the three bedrooms is to the front aspect with a square uPVC double glazed window, carpeted flooring, radiator and built in wall to wall wardrobes with dressing table area.



BEDROOM ONE

Additional Photograph

BEDROOM TWO

12'6" x 11'7" (3.82 x 3.54)

To the rear of the property with a uPVC double glazed window, carpeted flooring, radiator and built in wardrobes with dressing table area.



BEDROOM THREE

The third bedroom is to the front aspect with a uPVC double glazed window, carpeted flooring, radiator and built in storage cupboards.



BATHROOM

7'5" x 5'5" (2.28 x 1.67)

The bathroom benefits from a white three piece suite comprising of; Bath with shower over and glazed screen, hand wash basin set above a hand vanity unit providing ample storage and low flush wc with full tiling to the walls and floor, heated towel rail, down lights and uPVC double glazed window to the rear.



OUTSIDE

GARDENS

The property sits with hedge boundaries to the front and wrought iron access gate, pathway leading up to the entrance and featured gravelled area with mature planting. To the rear of the property is an enclosed garden with fenced boundaries, rear access gate leading to a private passage way. The garden is of low maintenance and is mainly paved with mature shrubs planted, with a decked patio area and timber shed.



GARDENS

Additional Photograph



COUNCIL TAX BAND & EPC RATING

Council Tax Band - A

EPC - D

TENURE - FREEHOLD

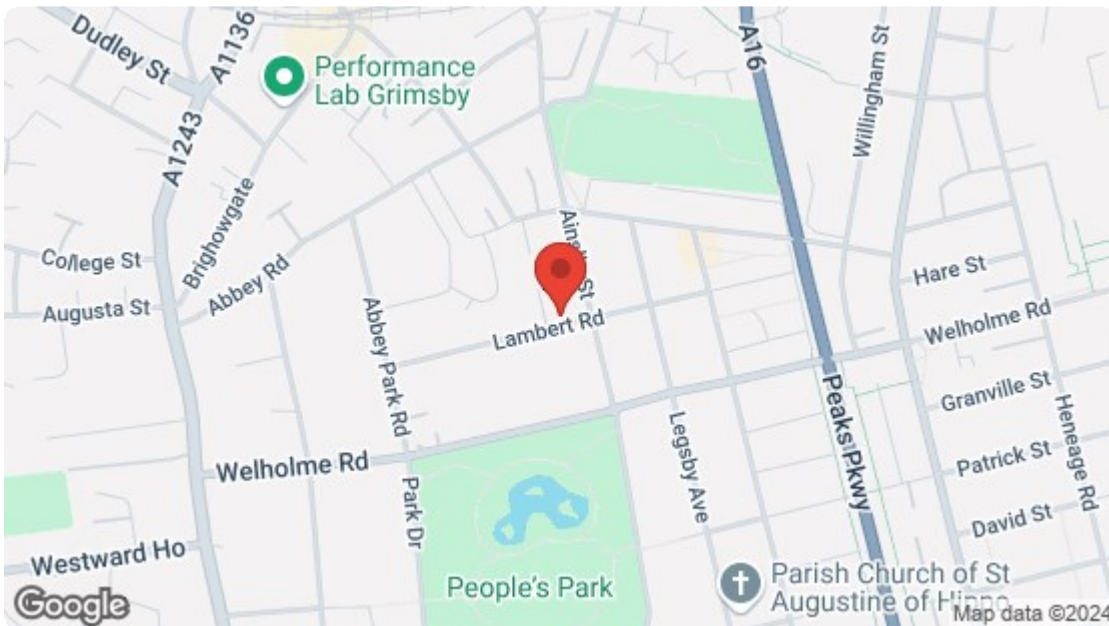
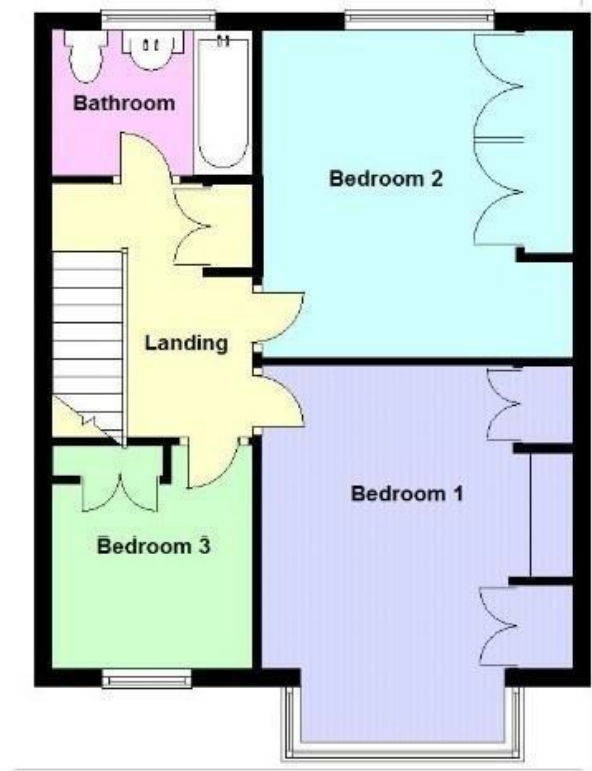
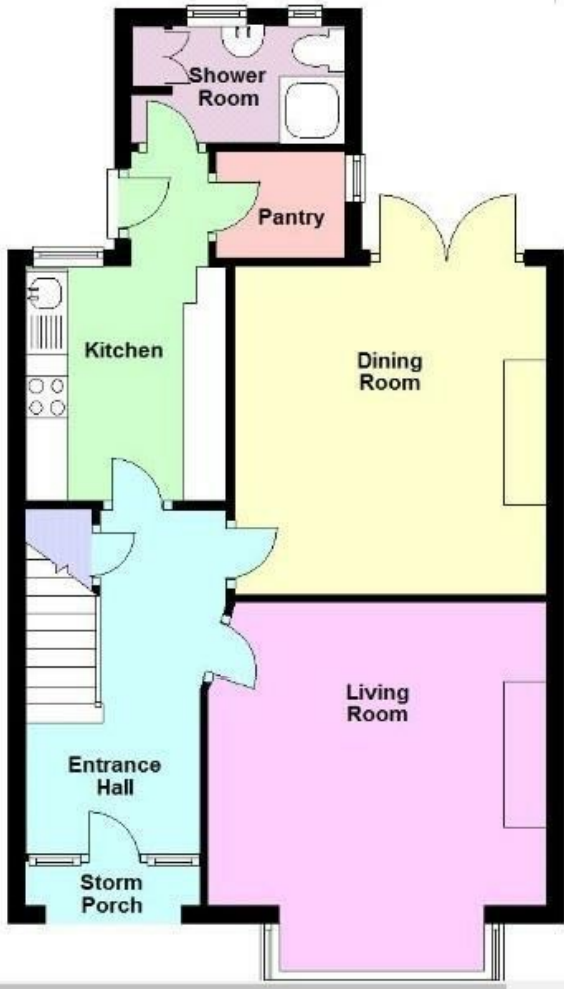
We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		61	80
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.