



19 Shaw Drive Grimsby, North East Lincolnshire DN33 2JB

We are delighted to offer for sale this FOUR BEDROOM DETACHED FAMILY HOME situated in a cul de sac with all local amenities, restaurants, highly regarded schools and good bus routes close by. The property benefits from gas central heating (New boiler 2 years ago) and uPVC double glazing whilst the accommodation comprises of; Entrance porch, hallway, kitchen, utility, cloakroom, lounge, dining room and conservatory with FOUR DOUBLE BEDROOMS, master with en suite shower room and family bathroom. Siting with an open plan front garden laid to lawn with paved driveway providing off road parking for two vehicles and leading to the garage. Gated access to the rear of the property which is mainly laid to lawn with a paved patio, mature planting to the borders and fenced boundaries. Viewing is highly recommended to appreciate this spacious family home.

£285,000

- DETACHED FAMILY HOME
- SCARTH VILLAGE LOCATION
- KITCHEN, UTILITY ROOM, CLOAKROOM
- LOUNGE
- DINING ROOM
- CONSERVATORY
- FOUR DOUBLE BEDROOMS
- MASTER WITH EN SUITE
- FAMILY BATHROOM
- FRONT & REAR GARDENS



MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

ENTRANCE PORCH

Accessed via uPVC double glazed French door into the porch which has wood effect laminate flooring and a further uPVC double glazed door with side light panels.



HALLWAY

Having carpeted flooring and carpeted stairs with white open spindle balustrade leading to the first floor. Radiator.



KITCHEN

10'11" x 10'4" (3.33 x 3.17)

The kitchen benefits from a range of of beech front wall and base units with contrasting worksurfaces and tiled splashbacks and incorporates a stainless steel sink and drainer, electric fan assisted oven with gas hob above and extractor hood with ample space for freestanding fridge freezer. Finished with wood effect laminate flooring, radiator and uPVC double glazed window to the rear.



KITCHEN

Additional Photograph



UTILITY ROOM

6'11" x 4'11" (2.13 x 1.52)

The utility room benefits from a range of matching wall units with contrasting work surfaces having ample space beneath for washing machine, fridge and tumble dryer. Wall mounted boiler fitted two years ago. Finished with wood effect laminate flooring and half glazed uPVC door leading to the rear garden.



CLOAKROOM/WC

5'0" x 3'6" (1.53 x 1.08)

The cloakroom benefits from a two piece suite comprising of; Low flush wc and small hand wash basin. Finished with wood effect laminate flooring, radiator and uPVC double glazed window to the side aspect.



LOUNGE

16'2" x 11'7" (4.95 x 3.55)

The lounge has a uPVC double glazed bow window to the front aspect with coved ceiling, carpeted flooring, radiator. The main focal point is the ornate fire surround with marble hearth and back and electric stove. Glazed wooden double doors leading to the dining room.

LOUNGE

Additional Photograph



LOUNGE

Additional Photograph



DINING ROOM

10'11" x 10'11" (3.35 x 3.33)

The dining room is accessed from the kitchen as well as the double doors to the lounge and is finished with coved ceiling, carpeted flooring and radiator. uPVC double glazed French doors leading to the conservatory.



DINING ROOM

Additional Photograph



DINING ROOM

Additional Photograph



DINING ROOM

Additional Photograph



CONSERVATORY

12'9" x 10'10" (3.90 x 3.31)

The conservatory is brick base with uPVC double glazed window and French door leading to the garden. Finished with wood effect laminate flooring and radiator.



CONSERVATORY

Additional Photograph



FIRST FLOOR

FIRST FLOOR LANDING

Having carpeted flooring continued from the stairs with white wooden open spindle balustrade, airing cupboard and loft access to the ceiling. The loft is fully boarded with a pull down ladder and light.



BEDROOM ONE

12'1" x 11'6" (3.70 x 3.53)

The master bedroom has a uPVC double glazed window to the front aspect, carpeted flooring, feature panelled wall, radiator and wall to wall wardrobes with slinging doors.



BEDROOM ONE

Additional Photograph



EN SUITE SHOWER ROOM

7'11" x 3'10" (2.43 x 1.17)

Benefitting from a white three piece suite comprising of walk in mains fed shower with glazed screen, pedestal hand wash basin and low flush wc. Finished with tiled splashbacks, wood effect vinyl flooring, heated towel rail and uPVC double glazed window to the side aspect.



BEDROOM TWO

11'3" x 10'0" (3.43 x 3.06)

The second double bedroom is to the front of the property with a uPVC double glazed window, carpeted flooring and radiator.



BEDROOM TWO

Additional Photograph



BEDROOM THREE

10'5" x 8'11" (3.20 x 2.73)

The third double bedroom is to the rear of the property with a uPVC double glazed window, carpeted flooring, radiator and a range of built in wall to wall wardrobes with sliding doors.



BEDROOM THREE

Additional Photograph



BEDROOM FOUR

9'1" x 8'3" (2.79 x 2.54)

The final double bedroom has a uPVC double glazed window to the rear, built in wall to wall wardrobes, carpeted flooring and radiator.



BEDROOM FOUR

Additional Photograph



FAMILY BATHROOM

7'4" x 7'1" (2.26 x 2.16)

Benefitting from a white three piece suite comprising of; Bath with electric shower over, pedestal hand wash basin and low flush wc. Finished with fully tiled walls and floor, down lights to the ceiling, radiator and uPVC double glazed window to the rear.



OUTSIDE

GARDENS

The property enjoys a cul de sac position with an open plan front garden which is mainly laid to lawn with a paved driveway leading to the garage and providing off road parking for two vehicles. Gated access to the rear garden which is mainly laid to lawn with mature planting to the borders, paved patio area and fenced boundaries.



GARDENS

Additional Photograph



GARDENS

Additional Photograph



GARDENS

Additional Photograph



GARAGE

Having up and over door fitted with electric and lighting.

COUNCIL TAX BAND & EPC RATING

Council Tax Band - D

EPC -

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.

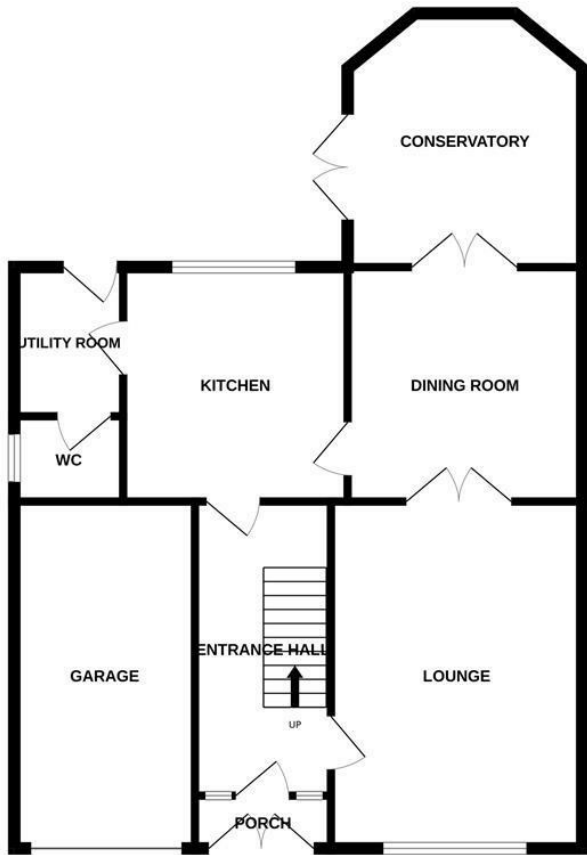
VIEWING ARRANGEMENTS

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

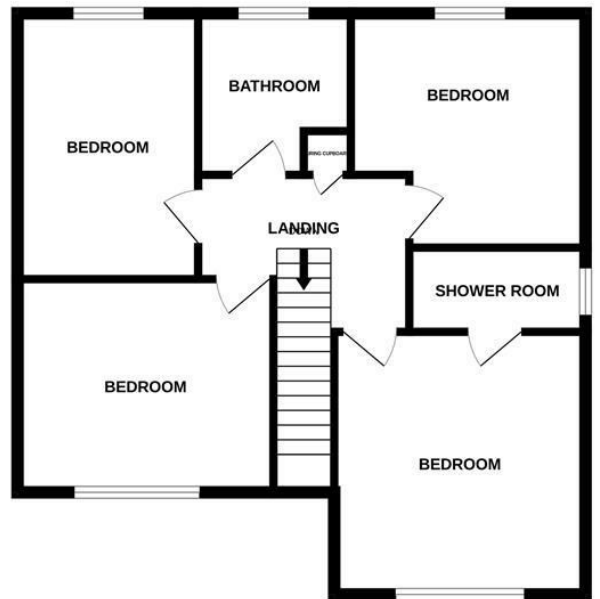
OPENING TIMES

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

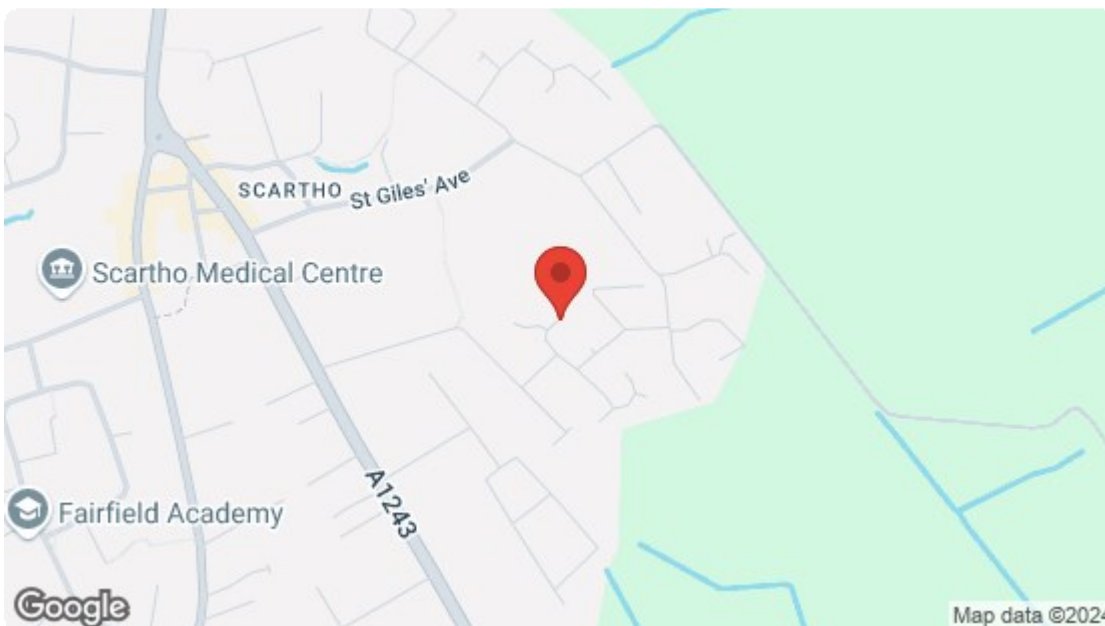
GROUND FLOOR



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			83
(81-91) B			
(69-80) C		69	
(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.