



## 15 Vivian Avenue Grimsby, North East Lincolnshire DN32 8QF

An immaculately present FOUR BEDROOM SEMI DETACHED HOUSE which is situated in this very popular residential location close to the boundary of Grimsby and Cleethorpes. The property has been extended to provide an excellent family home with accommodation including: Entrance porch, entrance hall, through lounge/dining room, excellent sized conservatory, modern fitted kitchen, three bedrooms and a family bathroom/wc to the first floor plus a double bedroom with bath/shower room en suite. Gas central heating system. Double glazing. Detached brick garage with timber stores. Lovely manicured front and rear gardens.

**£269,000**

- POPULAR LOCATION
- SUPERB SEMI DETACHED HOUSE
- LOUNGE/DINING ROOM
- CONSERVATORY & FITTED KITCHEN
- THREE BEDROOMS & BATHROOM TO THE FIRST FLOOR
- FOURTH BEDROOM & BATH/SHOWER ROOM TO THE SECOND FLOOR
- GAS CENTRAL HEATING SYSTEM
- DOUBLE GLAZING
- BRICK GARAGE & STORES
- DELIGHTFUL GARDENS



## ACCOMMODATION

## MEASUREMENTS

All measurements are approximate.

## GROUND FLOOR

### ENTRANCE PORCH

Approached via two double glazed entrance doors. A multi glazed door leads into the:-

### ENTRANCE HALL

Double glazed window to the side elevation, radiator and fitted dado rail. The white painted spindled staircase leads up to the first floor.



### LOUNGE/DINING ROOM

26'2" x 13'5" (8 x 4.1)

This lovely bright through room has a double glazed bay window to the front elevation which has a window seat below. Radiator. Three light points plus a ceiling light point and coving to ceiling. The focal point of the lounge area is a white Louis style fire surround having a marble effect hearth and being inset with a gas fire. The dining area has radiator, coving to ceiling and double glazed doors leading into the conservatory.



### LOUNGE AREA PHOTO



### DINING ROOM PHOTO



### CONSERVATORY

17'10" x 9'10" (5.44 x 3)

This lovely additional reception room has double glazed windows and doors which open and overlook the rear garden. Radiator. Useful built in storage cupboard. Tiled flooring.



### CONSERVATORY

Additional photo



### KITCHEN

11'6" x 9'3" (3.51 x 2.82)

Fitted with an excellent range of modern base and wall cupboards including a glass fronted display cabinet, the contrasting mottled work surfaces are inset with a stainless steel sink unit and has space beneath for fridge and freezer. Included in the sale is the gas oven, the 5 ring gas hob with an extractor fan above. Complementary tiled splash backs. Laminate flooring. Coving to ceiling. Two double glazed windows and double glazed door. Useful cupboard having plumbing for automatic washing machine and double glazed window.



### FIRST FLOOR

#### LANDING

Double glazed window. Coving to ceiling. Staircase leads up to the second floor.



**BEDROOM 1 (FRONT)**

14'6" x 12'9" (4.43 x 3.89)

Fitted with an excellent range of floor to ceiling wardrobes having spot lights above, double glazed bay window to the front elevation, coving to ceiling and radiator.



**BEDROOM 1**

Additional photo



**BEDROOM 2 (REAR)**

11'5" x 10'8" (3.49 x 3.27)

Again fitted with an excellent range of bedroom furniture including floor to ceiling wardrobes, drawer units having cupboards above. Double glazed windows. Radiator.



**BEDROOM 2**

Additional photo



### BEDROOM 3 (FRONT)

8'0" x 7'6" (2.45 x 2.29)

Used by the current owners as a home office, this room has fitted shelving, radiator and double glazed window.



### BATHROOM/WC

5'11" x 8'2" (1.81 x 2.5)

Having a suite in cream comprising a panelled bath with shower and bi folding door above, a pedestal wash hand basin and a low flush wc. The walls are fully tiled in a complementary ceramic cream tile inset with a decorative tile to dado height. Floor to ceiling double cupboards which house the modern gas fired boiler. Double glazed window. Shaver point. Coving and inset spot lights to ceiling. Radiator. Laminate flooring.



### BATHROOM/WC

Additional photo



## SECOND FLOOR

### LANDING

Staircase leads up from the first floor.

### BEDROOM 4

17'6" x 13'2" *minimum* (5.35 x 4.03 *minimum*)

This superb double bedroom is again fitted with floor to ceiling wardrobes which provides excellent hanging space. Access to roof space. Double glazed window. Radiator.



## BEDROOM 4

Additional photo



## EN SUITE BATH/SHOWER ROOM

7'4" x 9'3" (2.26 x 2.83)

Fitted with a large walk in shower area with a glass sliding door to the front, a pedestal wash hand basin, a low flush wc and a panelled bath. The walls are full tiled in a contrasting ceramic tile. Extractor fan. Radiator. Laminate flooring.



## BATH/SHOWER ROOM/WC

Additional photo



## OUTSIDE



## DETACHED BRICK GARAGE

15'0" x 8'8" (4.58 x 2.66)

Up and over door to the front plus a personal door to the side. Light and power.

## ATTACHED TIMBER STORE

17'9" x 8'9" (5.43 x 2.67)

Light and power plus security alarm.

## GARDEN SHED

8'10" x 6'0" (2.71 x 1.83)

Shelved throughout with light and power.

### THE GARDENS

The property stands in beautifully maintained gardens with the front garden being set behind a brick wall, the garden contains a lawned area having a central and side borders of bushes and shrubbery. A wide concrete driveway at the side leads through double wrought iron gates to the garage at the rear. The enclosed rear garden again contains a lawned area edged with well stock borders, a block paved pathway leads down the side of the garden to provide a small patio area at the rear of the garden. In addition there is a seating area set within timber balustrade. EV charger.



### SEATING AREA



### REAR PATIO AREA



### 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 - C

EPC -

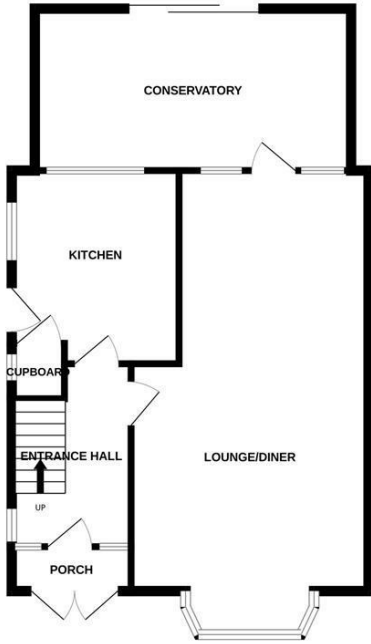
### VIEWING ARRANGEMENTS

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

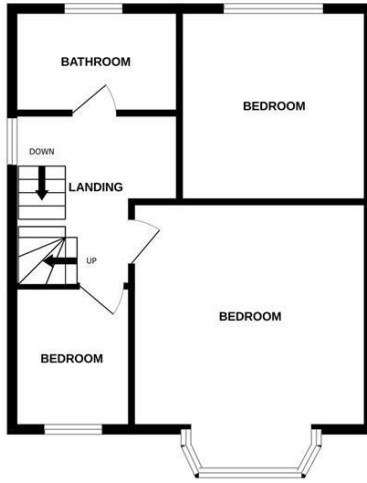
### OPENING TIMES

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

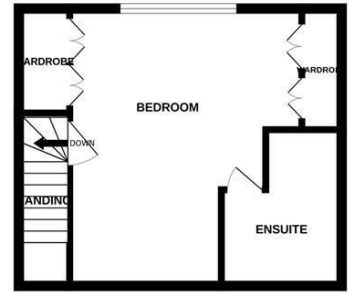
GROUND FLOOR



1ST FLOOR



2ND 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			81
(69-80) C		67	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.