



13 Beech Lane Grimsby, North East Lincolnshire DN36 4ZF

We are delighted to offer for sale this simply stunning THREE BEDROOM SEMI DETACHED PROPERTY Built in 2017 and found in a sought after area off Humberston Avenue, the property is ideally placed for a wide range of amenities, in catchment of highly regarded schools and only a short drive to both the popular seaside resort of Cleethorpes and Grimsby Town Centre. Having the benefit of uPVC double glazing, gas central heating and off road parking for two vehicles to the front, making this the perfect purchase for any first/second time buyer or family. The accommodation comprises of; Entrance hallway, cloakroom/wc, lounge, modern dining kitchen and to the first floor three bedrooms, master with en suite shower room and family bathroom. The enclosed rear garden is laid to lawn with a patio and timber summer house. Viewing is highly recommended offered for sale with NO FORWARD CHAIN.

Chain Free £200,000

- IDEAL FIRST TIME BUY
- TURN KEY CONDITION
- SEMI DETACHED PROPERTY
- HUMBERSTON LOCATION
- KITCHEN DINER
- LOUNGE
- THREE BEDROOMS
- EN SUITE SHOWER ROOM
- FAMILY BATHROOM
- 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

ENTRANCE

Accessed via a composite door into the entrance hallway.



HALLWAY

Having wood effect vinyl flooring with radiator, alarm panel and carpeted stairs leading to the first floor.

CLOAKROOM/WC

5'1" x 3'6" (1.57 x 1.09)

Benefitting from a white two piece suite comprising of; Low flush wc and pedestal hand wash basin with tiled splashbacks. finished with wood effect vinyl floor and uPVC double glazed window to the front aspect with perfect fit blinds.



LOUNGE

18'1" x 12'0" (5.52 x 3.66)

The lounge has uPVC double glazed window to the front aspect with perfect fit blinds, carpeted floor and dual aspect radiators. Large storage cupboard.



LOUNGE

Additional Photograph



KITCHEN DINER

15'5" x 10'7" (4.70 x 3.24)

The kitchen diner benefits from a large range modern cream fronted wall and base units with contrasting worksurfaces and matching upstands. Incorporating a stainless steel sink and drainer, gas hob with stainless steel splashback and chimney style extractor hood, ample space for further appliances. Finished with wood effect vinyl flooring, radiator and uPVC double glazed French doors and window overlooking the rear garden. Ample room for a family dining table.



KITCHEN DINER

Additional Photograph



KITCHEN DINER

Additional Photograph



FIRST FLOOR

FIRST FLOOR LANDING

Having continued carpeted flooring and white open spindle balustrade, large storage cupboard and loft access to the ceiling.



MASTER BEDROOM

11'8" x 11'3" (3.57 x 3.44)

The master bedroom has a uPVC double glazed window to the front aspect with perfect fit windows, carpeted flooring and radiator. Door leading to the en suite shower room.



MASTER BEDROOM

Additional Photograph



EN SUITE SHOWER ROOM

7'9" x 4'3" (2.37 x 1.30)

Benefitting from a white three piece suite comprising of; Walk in shower with glazed screen and tiled splashbacks, pedestal hand wash basin and low flush wc. Finished with tiled effect vinyl flooring, heated towel rail and uPVC window to the front aspect with perfect fit blinds.



BEDROOM TWO

11'9" x 8'2" (3.59 x 2.50)

The second double bedroom is to the rear of the property with a uPVC double glazed window which again has perfect fit blinds, carpeted flooring and radiator.

BEDROOM THREE

8'0" x 6'9" (2.46 x 2.06)

The third bedroom has a uPVC double glazed window to the rear with perfect fit blinds, carpeted flooring and radiator.



BATHROOM

Benefitting from a white three piece suite comprising of; Bath with shower over and glazed screen, pedestal hand wash basin and low flush wc. Finished with part tiled walls, wood effect vinyl flooring, radiator and extractor fan.



OUTSIDE

GARDEN

The property stands with a paved front garden that provides ample off road parking for two vehicles. A wooden gate to the side of the property provides access to the rear garden which has feathered edge fencing to all boundaries and is laid to lawn with dual aspect paved patios and timber summer house.

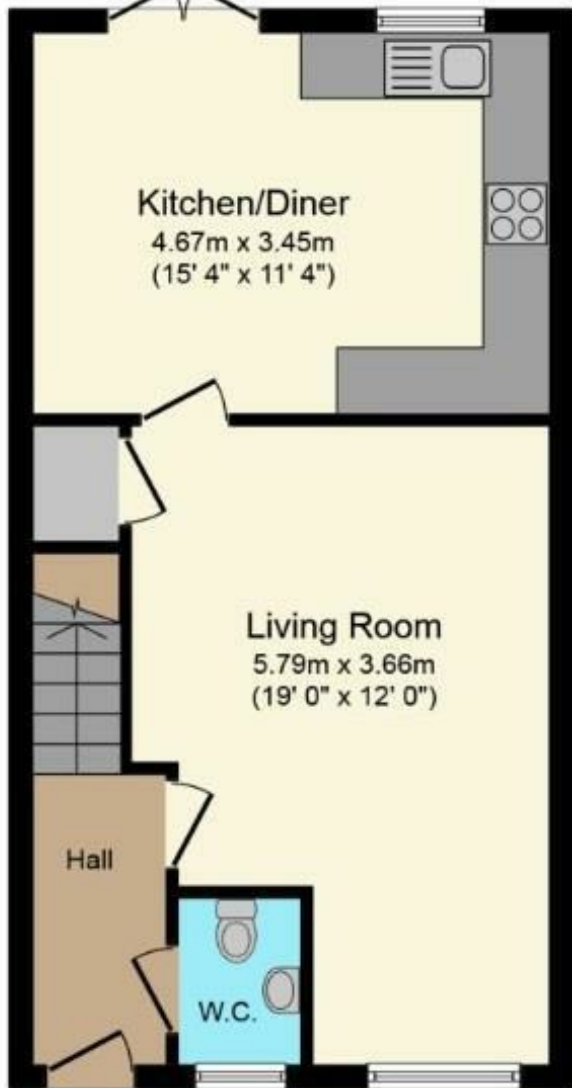


GARDEN

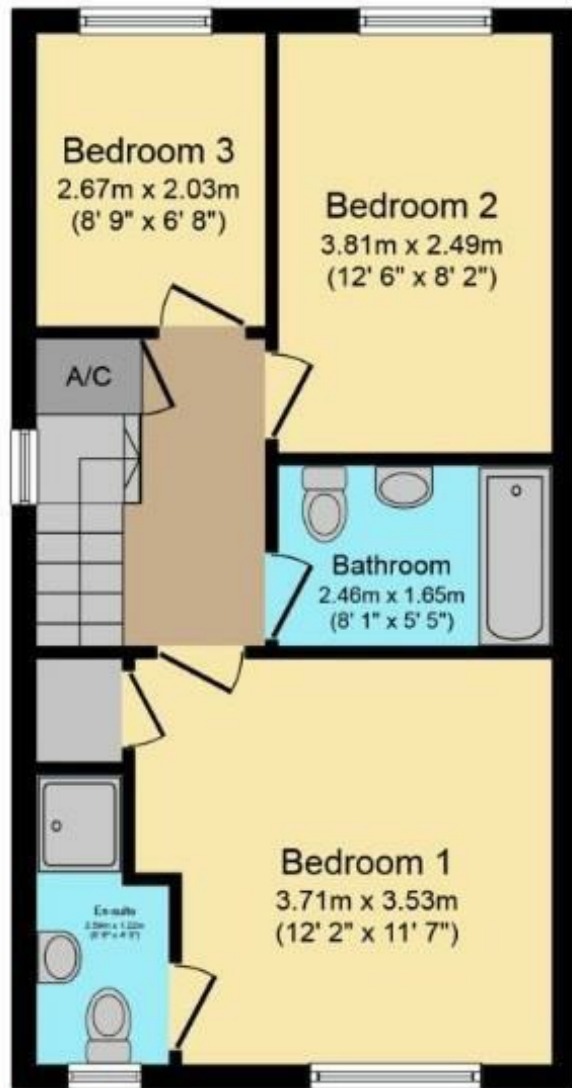
Additional Photograph



Master Floorplan Image



Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		84	
(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.