



## 40 Swiftsure Crescent Grimsby, North East Lincolnshire DN34 5QN

We are delighted to offer for sale this semi-detached property which is located in Swiftsure Crescent on the popular Laceby Acres close to all local amenities. The benefits from gas central heating and uPVC double glazing with the accommodation comprising; Entrance hallway, kitchen, lounge diner, three bedrooms and bathroom. There is a generous sized garden to the rear and detached brick garage with driveway providing ample off road parking. Viewing is highly recommended.

**£140,000**

- POPULAR LOCATION
- SEMI DETACHED PROPERTY
- KITCHEN
- LOUNGE DINER
- THREE BEDROOMS
- FAMILY BATHROOM
- GAS CENTRAL HEATING
- uPVC DOUBLE GLAZING
- FRONT & REAR GARDENS
- DETACHED GARAGE



## 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

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## GROUND FLOOR

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### ENTRANCE

Accessed via a uPVC double glazed door with side light panels into the hallway.



### HALL

Having carpeted flooring, coved ceiling, radiator and ample built in storage. Carpeted stairs with enclosed banister leading to the first floor.



### KITCHEN

9'8" x 8'7" (2.97 x 2.62)

The kitchen benefits from a range of cream shaker style wall and base units with contrasting wood effect worksurfaces and tiled splashbacks incorporating a stainless steel sink and drainer and slot in electric oven, ample space for an automatic washing machine and freestanding fridge freezer. Finished with carpeted flooring, radiator, light window to the lounge diner and uPVC double glazed window and door leading to the garden.





## KITCHEN

Additional Photograph



## LOUNGE DINER

19'8" x 9'10" (6.00 x 3.02)

This dual purpose room has a uPVC double glazed window to the front aspect and uPVC double glazed French doors with side light windows to the rear overlooking the garden. Finished with two radiators, carpeted flooring and wall mounted electric fire. The room provides enough space for a lounge area and dining area.



## LOUNGE DINER

Additional Photograph



## LOUNGE DINER

Additional Photograph



## FIRST FLOOR

### FIRST FLOOR LANDING

Having continued carpeted flooring, enclosed banister and loft access to the ceiling.



### BEDROOM ONE

11'6" x 10'0" (3.52 x 3.05)

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



### BEDROOM TWO

9'11" x 8'5" (3.03 x 2.59)

Again to the rear aspect with a uPVC double glazed window, carpeted flooring and radiator.



### BEDROOM THREE

9'11" x 7'11" (3.04 x 2.43)

The third bedroom is to the front of the property with a uPVC double glazed window, carpeted flooring, radiator and a range of built in wardrobes with matching dressing table area.





## BATHROOM

9'10" x 4'10" (3.00 x 1.49)

Benefitting from a three piece suite comprising of; Bath with electric shower over, pedestal hand wash basin and low flush wc. finished with fully tiled walls, carpeted flooring, radiator, built in storage cupboard and uPVC double glazed window to the front aspect.



## OUTSIDE



## GARDENS

The property stands away from the road with a lawn front garden, concrete driveway providing off road parking leading to the detached garage and wrought iron gate leading to the rear garden. The larger than average rear garden is mainly laid to lawn with shingle borders, fenced boundaries and concrete patio area. Timber shed.



## DETACHED GARAGE

Having an up and over door to the front and sized access door, fitted with electric and lighting.

## 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 - B

EPC -

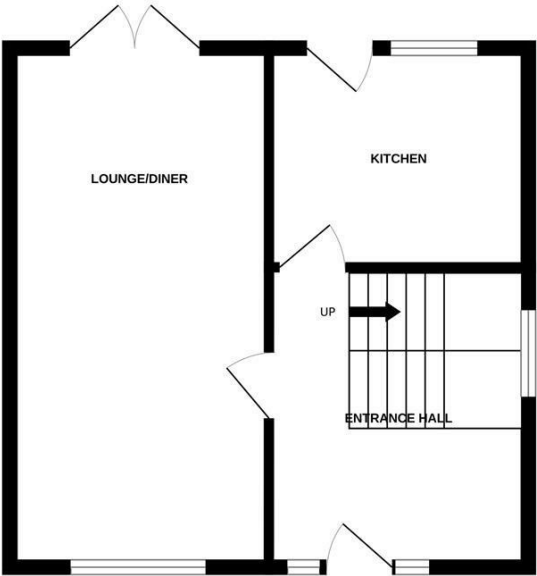
## OPENING TIMES

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

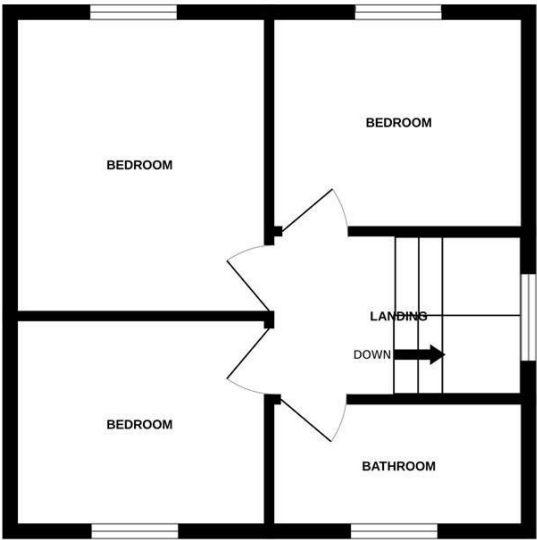
## VIEWING ARRANGEMENTS

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

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		84
(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		
EU Directive 2002/91/EC		
England & Wales		
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		
EU Directive 2002/91/EC		
England & Wales		

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 firms 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.