



48 Boundary Road Grimsby, North East Lincolnshire DN33 3BD

We are delighted to offer for sale the opportunity to purchase this THREE BEDROOM SEMI DETACHED FAMILY HOME located on the popular Boundary Road situated between Scartho and Waltham villages ideal for all local amenities, schools and both Grimsby and Cleethorpes Town Centres. The property does require a degree of modernisation with the accommodation comprising of; Hallway, lounge, rear sitting room, kitchen, dining room and to the first floor three bedrooms and bathroom. Benefitting from gas central heating and part uPVC double glazing. Enjoying a lawn front garden with driveway for off road parking leading to a detached garage and private rear garden. Viewing is highly recommended offered for sale with NO FORWARD CHAIN.

Chain Free £155,000

- VILLAGE LOCATION
- IDEAL REFURBISHMENT PROJECT
- THREE BEDROOM SEMI DETACHED
- THREE RECEPTION ROOMS
- KITCHEN
- THREE BEDROOMS
- BATHROOM
- FRONT & REAR GARDEN
- GARAGE
- 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

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GROUND FLOOR

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ENTRANCE

Accessed via a uPVC double glazed door into the hallway.



HALL

Having a uPVC double glazed light window to the side aspect, carpeted flooring, carpeted stairs with enclosed banister and radiator. Large under stairs pantry/storage area with potential development to be a downstairs cloakroom.



KITCHEN

16'1" x 8'3" (4.91 x 2.54)

The kitchen benefits from a range of wood fronted wall and base units with contrasting worksurfaces and tiled splashback incorporating a stainless steel sink and drainer, eye level electric fan assisted oven and gas hob, ample space for a fridge freezer and automatic washing machine. Finished with tiled splashbacks, radiator, dual aspect windows and a uPVC double glazed door leading to the driveway.



KITCHEN



DINING ROOM

10'5" x 8'3" (3.18 x 2.53)

Access via doors from the kitchen with a window overlooking the rear garden, coved ceiling, carpeted flooring and radiator. Wooden glazed doors with side and top light panels leading to the sitting room.



DINING ROOM



REAR SITTING ROOM

12'5" x 10'5" (3.80 x 3.19)

Having wooden glazed doors with side and top light panels leading to the dining room, coved ceiling, carpeted flooring and feature fire place with gas fire.



LOUNGE

13'0" x 12'8" (3.98 x 3.88)

To the front of the property with a uPVC double glazed window, coved ceiling, carpeted flooring and radiator. Open chimney recess with quarry tiles and gas fire.



LOUNGE



FIRST FLOOR

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FIRST FLOOR LANDING

Having enclosed banister, carpeted flooring and uPVC double glazed window to the side aspect.

BEDROOM ONE

12'9" x 11'10" (3.90 x 3.61)

To the front of the property with a uPVC double glazed window, radiator and wall to wall fitted wardrobes with dressing table area.



BEDROOM TWO

11'5" x 9'1" (3.49 x 2.78)

The second double bedroom is to the rear of the property with a uPVC double glazed window, radiator, built in wardrobes and large storage cupboard.



BEDROOM THREE

7'8" x 6'8" (2.35 x 2.05)

To the front of the property with a uPVC double glazed window, radiator and built in wardrobes and draws.



BATHROOM

6'7" x 5'4" (2.03 x 1.64)

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



OUTSIDE

GARDENS

The property stands within well maintained gardens having a drive way with double wrought iron gates providing off road parking. Mature hedging and planting to the front garden with a lawn area. The driveway leads to the side of the property and onto the detached garage. The private rear garden is mainly laid to lawn with mature shrubs and planting to the borders, decorative wall and paved patio area.



FRONT GARDEN



GARAGE

Detached concrete sectional garage with up and over 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 -

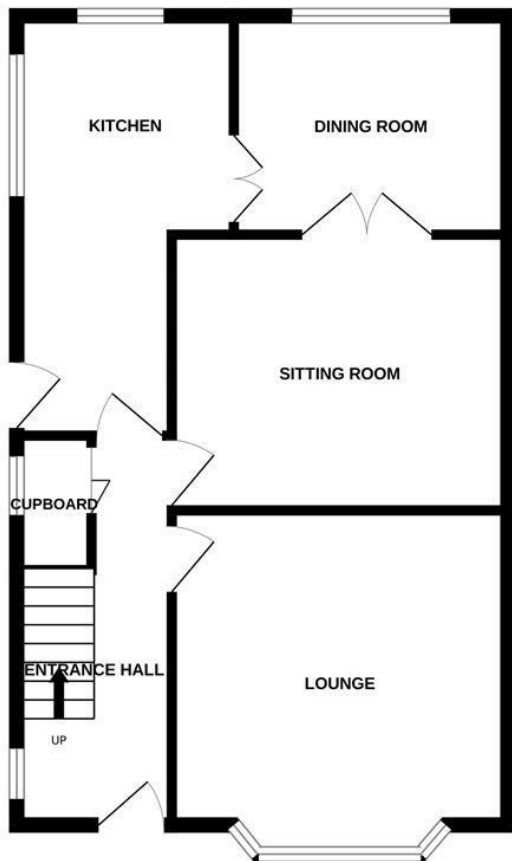
OPENING TIMES

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

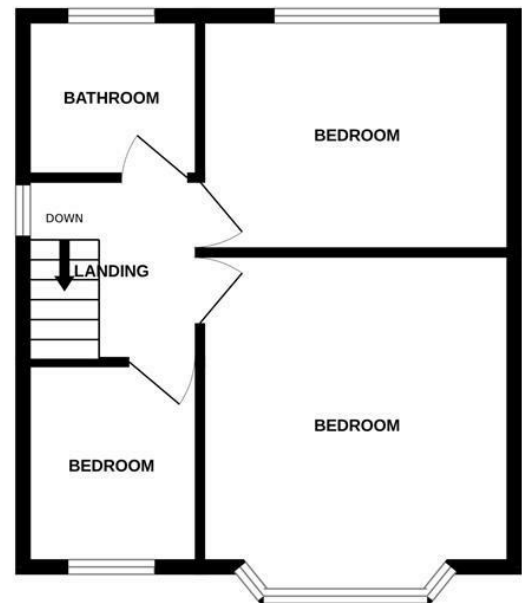
VIEWING ARRANGEMENTS

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		
(55-68) D		
(39-54) E		
(21-38) F	50	
(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 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.