



## 33 Peaks Avenue Grimsby, North East Lincolnshire DN36 4LN

We are delighted to offer for sale the opportunity to purchase this versatile family home which also provides a separate annexe for multi-generational living with an independent entrance ideal for elderly parents etc. The property enjoys a corner position with wrap round gardens and is situated within the heart of New Waltham village, close to all local amenities and highly regarded schooling.

The main property comprises; a front entrance porch, entrance hall, L-shaped lounge/dining room, a further reception room, kitchen and a cloaks/wc. To the first floor a spacious landing leads to two double bedrooms and a four-piece family bathroom. The separate self-contained accommodation can be accessed through the main kitchen or independently from the rear of the property. Comprising; kitchen, inner hallway, one bedroom and a modern bath/shower room. New Boiler Fitted with warranty. The corner position provides well maintained wrap around gardens with long driveway providing ample off road parking and leading onto to the double detached garage, various timber storage shed and green house. Viewing is highly recommended.

**£345,000**

- DETACHED FAMILY HOME
- NEW WALTHAM VILLAGE LOCATION
- THREE DOUBLE BEDROOMS
- SEPARATE ONE BEDROOM ANNEXE
- MULTIPLE RECEPTION ROOMS
- LARGE LOUNGE DINER
- WRAP ROUND WELL MAINTAINED GARDENS
- EXTENDED FAMILY LIVING
- AMPLE OFF ROAD PARKING
- DOUBLE DETACHED GARAGE





## MEASUREMENTS

All measurements are approximate.

## ACCOMMODATION

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### ENTRANCE

Accessed to the front of the property via a uPVC double glazed door into the porch area.



### PORCH

Having uPVC double glazed window and carpeted flooring with further internal door leading into the hallway.

### HALLWAY

Having carpeted flooring and carpeted stairs leading to the first floor with open spindle balustrade and handy storage units beneath. Study area with desk and radiator.



### STUDY AREA



### CLOAKS/WC

5'9" x 5'8" (1.76 x 1.74)

Benefitting from a two piece suite comprising of; Hand wash basin and low flush wc. Part tiled walls, carpeted flooring, radiator and uPVC double glazed window to the side aspect.



### LOUNGE/DINING ROOM

22'8" x 18'8" ( 6.91 x 5.70)

This versatile room has dual aspect and provides a lounge with and dining area. Having carpeted flooring throughout with coved ceiling, feature cornice's and dado rail. The lounge area had two uPVC double glazed windows to the front aspect and two radiators and feature fireplaces with ornate surround, marble hearth and electric fire. The dining are has uPVC double glazed sliding doors to the side aspect.



### LOUNGE/DINING ROOM



### LOUNGE/DINING ROOM



### SNUG/BEDROOM THREE

11'1" x 8'11" (3.40 x 2.72)

Having a uPVC double glazed window to the side aspect this versatile room could be the third bedroom or snug with carpeted flooring, coved ceiling and radiator.





## KITCHEN DINER

12'8" x 10'7" (3.88 x 3.25)

Benefitting from a range of cream front wall and base units with contrasting worksurfaces extending to provide a handy breakfast bar and tiled splashback incorporating a composite sink and drainer, integrated fridge freezer and ample space for a gas oven and automatic washing machine. Finished with down lights to the ceiling, carpeted flooring, radiator and a uPVC double glazed window and door to the side aspect. Connecting door to the annexe.



## KITCHEN DINER



## FIRST FLOOR

### FIRST FLOOR LANDING

This spacious landing has two Velux windows, built-in airing cupboard, and useful large in eaves storage spanning the length of the property.



### FIRST FLOOR LANDING



### BEDROOM ONE

15'11" x 14'9" (4.87 x 4.52)

To the front of the property with a uPVC double glazed window, carpeted flooring and radiator. Wall to wall wardrobes with sliding doors.



### BEDROOM TWO

15'10" x 11'10" (4.85 x 3.62)

To the rear of the property with a uPVC double glazed window, carpeted flooring and radiator. Eaves storage and wall to wall wardrobes with sliding doors and further eaves storage.



### BATHROOM

14'11" x 7'0" (4.55 x 2.15)

Benefitting from a white four piece suite comprising of; Large bath on raised platform, shower cubicle with glazed screens, modern grey combination unit with hand wash basin, low flush wc with hidden cistern and ample storage. Finished with panelled ceiling with down lights, two Velux windows, carpeted flooring and radiator.



### BATHROOM





## ANNEXE

This superb annexe is ideal for multi generation living and has an independent access from the main property.



## ENTRANCE

Accessed from the rear of the property via a uPVC double glazed door into the kitchen.

## HALL

Having coved ceiling, carpeted flooring, radiator and built in storage cupboard.



## KITCHEN

3.23 x 2.05

Newly modernised to include a range of cream fronted wall and base units with contrasting wood effect work surfaces and stone effect tiled splash backs incorporating a composite sink and drainer and gas hob. Ample space for further appliances and newly fitted boiler with 9 years warranty. Finished with coved ceiling, carpeted flooring, radiator, fold down table and uPVC double glazed window to the side aspect.



## KITCHEN



## LOUNGE

11'8" x 11'7" (3.58 x 3.54)

Having a uPVC double glazed window to the rear aspect, coved ceiling, carpeted flooring, radiator and wood feature fire surround with electric fire.



## BEDROOM

9'4" x 7'6" (2.85 x 2.29)

Having a uPVC double glazed window to the rear, coved ceiling, carpeted flooring and radiator.



## BATHROOM

8'11" x 7'8" (2.72 x 2.34)

Benefiting from a white four piece suite comprising of:- A panelled bath, shower cubicle with glazed screen and modern grey combination unit with hand wash basin and low flush wc and handy storage. Large airing cupboard. Having part tiled walls with carpeted flooring, heated towel rail and uPVC double glazed window to the rear.



## BATHROOM



## OUTSIDE



## GARDENS



## GARDENS



## GARDENS



## GARDENS

The garden enjoys a corner position with the rear access being from Kenford Court with double wrought iron entrance gates to the front and side, large driveway providing ample off road parking leading to the detached garage. The well maintained gardens have hedged boundaries with a large lawn garden to the front aspect with mature trees planted. The side garden provides a paved patio area with mature shrubs and bushes planted and to the rear a lawn garden with mature trees, green house, patio and three timber sheds.





## GARDENS



## GARDENS



## DOUBLE GARAGE

19'0" x 17'6" (5.80 x 5.34)

Accessed via both the front and side driveway, a detached brick garage with electric front door, side access door, and power/light.



## SHEDS



## COUNCIL TAX BAND & EPC RATING

Council Tax Band - D

EPC - C

## 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.

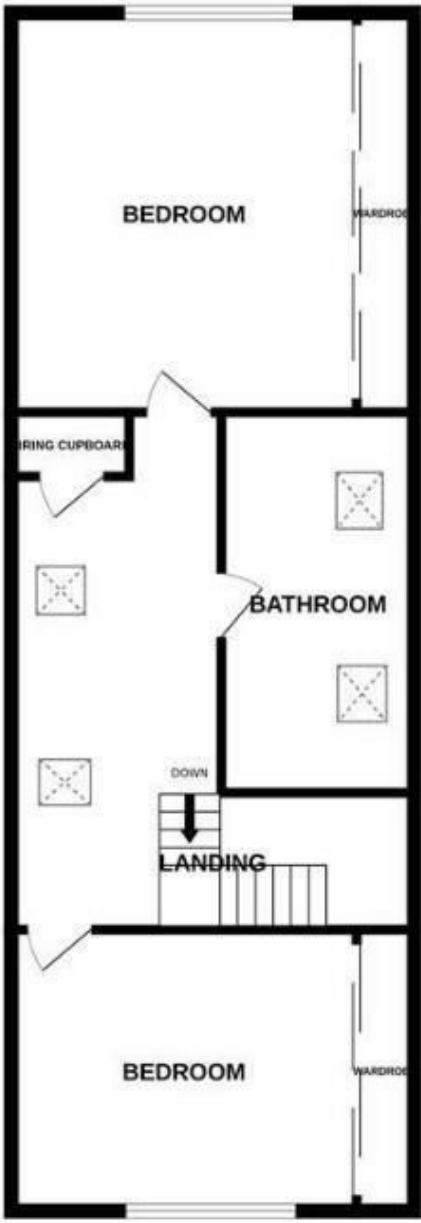
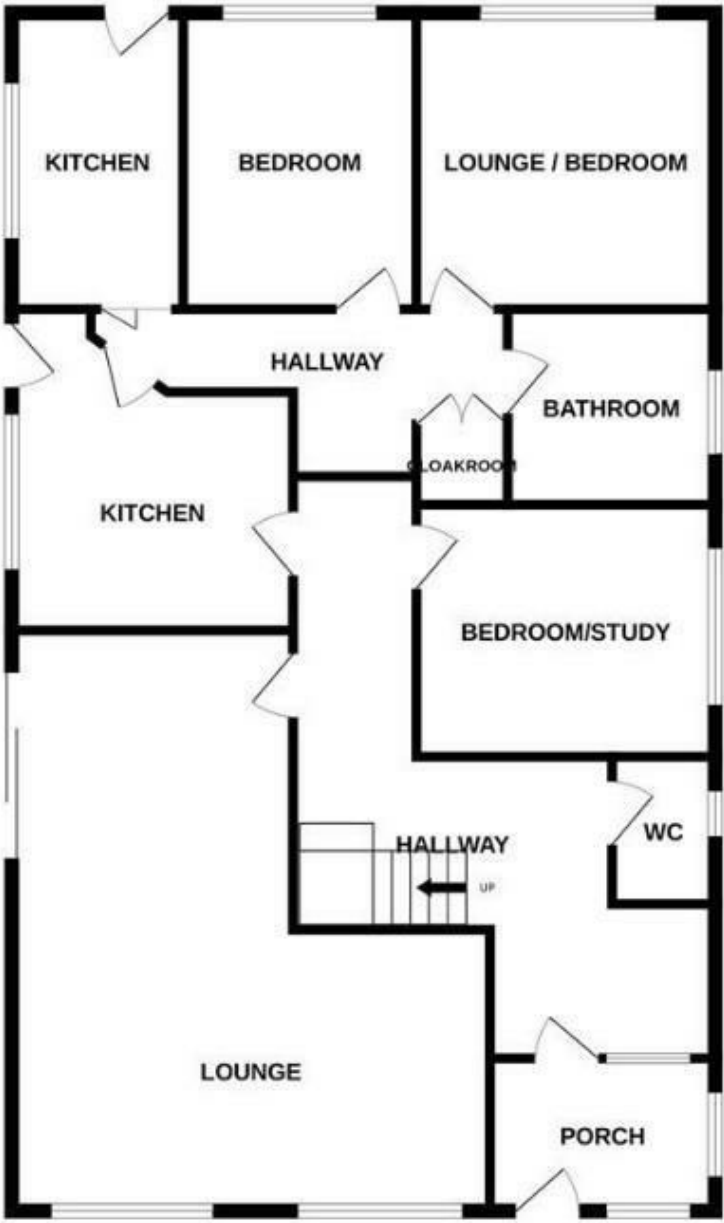
## VIEWING ARRANGEMENTS

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





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B	72	
(69-80) C		
(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.