

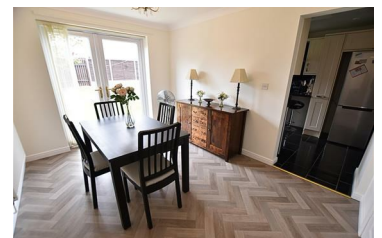
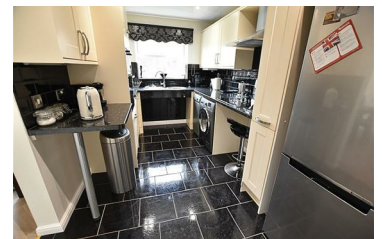


6 Vincent Road Grimsby, North East Lincolnshire DN33 3SF

We are delighted to offer for sale this FOUR BEDROOM DETACHED FAMILY HOME situated within the ever popular area of Scartho close to all local amenities, Princess Diana of Wales hospital and within easy access of both Grimsby and Cleethorpes town centres. The property benefits from gas central heating and uPVC double glazing with the accommodation comprising of; Entrance hallway, kitchen open to dining room, lounge, cloakroom/wc and to the first floor four bedrooms, master with modern en suite shower room and family bathroom. Sitting with a red brick paved driveway providing ample off road parking and leading to the garage. Partial lawned garden to the front with mature planting and decorative fencing. to the rear is an enclosed garden with fenced boundaries and a paved patio area, Viewing is highly recommended.

£210,000

- DETACHED FAMILY HOME
- KITCHEN
- DINING ROOM
- LOUNGE
- CLOAKROOM
- FOUR BEDROOMS
- MASTER WITH EN SUITE SHOWER ROOM
- FAMILY BATHROOM
- FRONT & REAR GARDENS
- GARAGE & OFF ROAD PARKING



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.

PHOTOGRAPHS

All the photographs on this brochure are for illustrations purposes only.

MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

.

ENTRANCE

Accessed via a uPVC double glazed door into the hallway.

HALLWAY

Having wood effect laminate flooring, coving to the ceiling, dado rail, radiator and carpeted stairs with open wooden spindle balustrade leading to the first floor and handy under stairs storage cupboard.



CLOAKROOM/WC

6'1" x 2'7" (1.87 x 0.79)

Benefitting from a white two piece suite comprising of; Vanity hand wash unit with storage beneath and low flush wc. Finished with decorative tiled flooring and radiator.



KITCHEN

14'2" x 7'8" (4.32 x 2.35)

The kitchen benefits from a large range of cream fronted wall and base units with contrasting work surfaces and tiled splashbacks incorporating a stainless steel circular sink and matching drainer, electric hob, one and a half electric fan assisted oven and stainless steel chimney style extractor hood, ample space for a dishwasher, washing machine and fridge freezer. Wall mounted boiler in matching unit. Finished with tiled flooring, uPVC double glazed window to the rear with open access to the dining room.



KITCHEN



KITCHEN



DINING ROOM

12'3" x 9'5" (3.74 x 2.88)

Having open access from the kitchen and double doors leading to the lounge creating an ideal entertaining area. Coving to the ceiling, wood effect vinyl flooring, radiator and French doors leading to the rear garden.



DINING ROOM



LOUNGE

17'5" x 11'3" (5.33 x 3.43)

The lounge is a great size with dual aspect uPVC double glazed windows both fitted with modern blinds, double doors opening to the dining room creating an ideal entertaining area. finished with coved ceiling, carpeted flooring, two radiators and feature fireplace with wood surround, marble hearth and back and gas fire fitted.



LOUNGE



FIRST FLOOR

FIRST FLOOR LANDING

Having continued carpeted flooring with wooden open spindle balustrade, coving to the ceiling, dado rail, airing cupboard, further storage cupboard and uPVC double glazed window to the side aspect. Loft access to the ceiling which has partial boarding and a light fitted.



BEDROOM ONE

13'10" x 8'9" (4.23 x 2.68)

The master bedroom has a uPVC double glazed window to the front aspect, coving to the ceiling, carpeted flooring and radiator. Door leading to the en suite.



BEDROOM ONE



EN SUITE SHOWER ROOM

8'7" x 5'3" (2.64 x 1.62)

The modern en suite shower room benefits from a white three piece suite comprising of; Shower with glazed screen, pedestal hand wash basin and low flush wc. Finished with full tiling to the walls and floor, coved ceiling, heated towel rail, extractor fan and uPVC double glazed window to the side aspect.



BEDROOM TWO

10'4" x 8'7" (3.16 x 2.64)

The second double bedroom is to the rear of the property with a uPVC double glazed window, coving to the ceiling, carpeted flooring, radiator and built in storage cupboard.



BEDROOM THREE

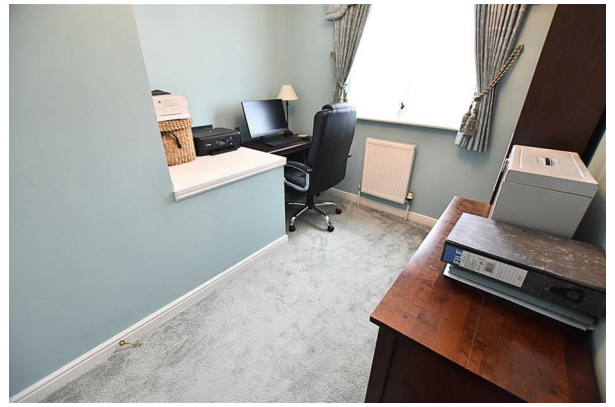
8'9" x 7'4" (2.68 x 2.25)

The third bedroom is again to the rear of the property with a uPVC double glazed window, coving to the ceiling, carpeted flooring and radiator.



BEDROOM FOUR

To the front of the property with a uPVC double glazed window, carpeted flooring, coving to the ceiling and radiator.



BATHROOM

6'7" x 5'4" (2.03 x 1.65)

The modern bathroom benefits from a white three piece suite comprising of; P-Shaped bath with electric shower over and glazed screen, vanity hand wash basin with storage beneath and low flush wc. Finished with full tiling to the walls and floor, heated towel rail, extractor fan, down lights to the ceiling and uPVC double glazed window to the side aspect.



BATHROOM



OUTSIDE

THE GARDENS

The property has an open plan front garden with red brick paved driveway providing ample off road parking leading to the garage. Part of the front garden is laid to lawn wrapping around the side of the property with wrought iron feature fencing and matching gate leading to the rear garden. The rear garden is mainly laid to lawn with a paved patio area and fenced boundaries.



THE GARDENS



GARAGE

The garage has an up and over door to the front with rear courtesy door leading to the garden and is 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 - D

EPC -

VIEWING ARRANGEMENTS

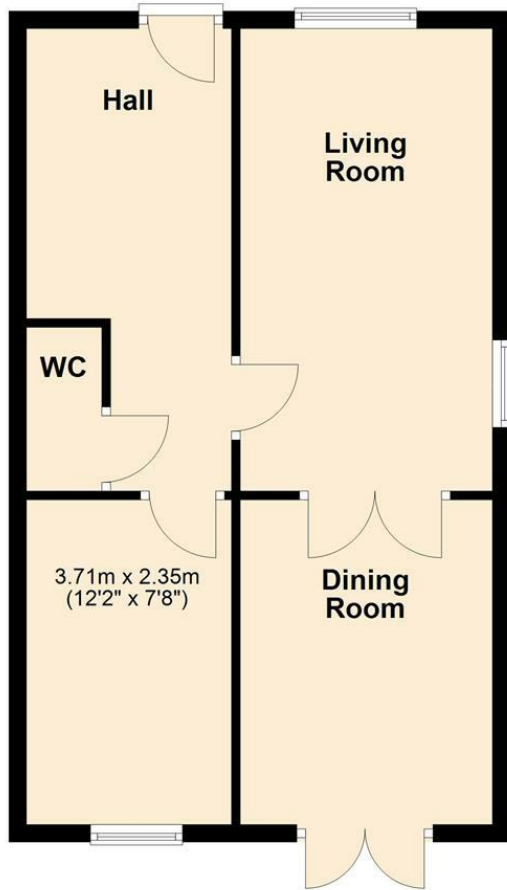
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

OPENING TIMES

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

Ground Floor

Approx. 48.5 sq. metres (522.1 sq. feet)

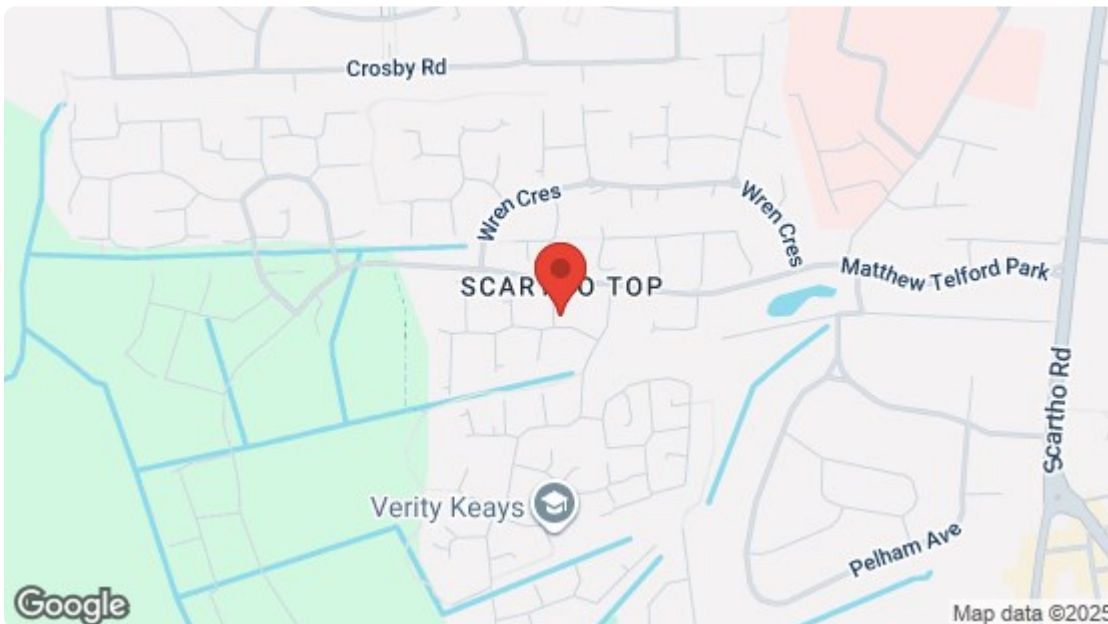


First Floor

Approx. 49.9 sq. metres (537.2 sq. feet)



Total area: approx. 98.4 sq. metres (1059.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	74	
(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 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.