



## 40 Hampstead Park Grimsby, North East Lincolnshire DN33 3RW

We are delighted to offer for sale this LARGE FOUR BEDROOM DETACHED FAMILY HOME tucked away at the bottom of a cul de sac with gated access with the popular area of Scartho with easy access to all amenities and both Grimsby and Cleethorpes town centres. The ex show home is a fabulous size and benefits from gas central heating, uPVC double glazing, CCTV and security alarm with the accommodation comprising of; Entrance hallway, kitchen diner, utility room, cloakroom/wc, dining room/snug, lounge diner, games/bar room and to the first floor four bedrooms, master bedroom with en suite shower room and family bathroom. Private front garden with ample off road parking and secure gates with a westerly facing low maintenance rear garden with wooden summer house and large pond. Viewing is highly recommended offered for sale with NO FORWARD CHAIN.

**Chain Free £289,950**

- POPLAR LOCATION OF SCARTHO
- LARGE FOUR BEDROOM DETACHED FAMILY HOME
- KITCHEN DINER
- UTILITY ROOM
- LOUNGE DINER
- SNUG
- GAMES & BAR ROOM
- MASTER WITH EN SUITE SHOWER ROOM
- FAMILY BATHROOM
- NO FORWARD CHAIN





## MEASUREMENTS

All measurements are approximate.

## ACCOMMODATION

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## COVERED PORCH

To the front of the property a covered canopied porch with outside lighting.

## ENTRANCE

Accessed via a uPVC double glazed door into the hallway.



## HALLWAY

Having coving to the ceiling, carpeted flooring, radiator with decorative cover and carpeted stairs with white wooden open spindle balustrade leading to the first floor with handy under cupboard.



## CLOAKROOM/WC

5'11" x 2'9" (1.82 x 0.86)

Benefitting from a white two piece suite comprising of; Corner vanity unit with hand wash basin and low flush wc. Finished with Aqua panelled walls, tiled flooring, down lights to the ceiling, radiator and extractor fan.



## KITCHEN DINER

12'10" x 9'6" (3.93 x 2.91)

The kitchen diner benefits from a large range of white fronted wall and base units with modern worksurfaces and tiled splashbacks incorporating a stainless steel sink and drainer, ceramic hob with electric fan assisted oven beneath and extractor hood. Integrated dishwasher, full size larder fridge and freezer. Finished with down lights to the ceiling, high shine tiled flooring, radiator and uPVC double glazed window to the rear. Door leading to the utility room.



## KITCHEN DINER



## KITCHEN DINER



## UTILITY ROOM

6'10" x 5'11" (2.09 x 1.82)

Benefitting from matching units with contrasting work surfaces and tiled splashbacks having ample under counter space for an automatic washing machine and tumble dryer. Wall mounted boiler, radiator and uPVC double glazed door to the rear aspect.



## DINING ROOM/SNUG

11'8" x 9'7" (3.58 x 2.93)

This versatile room is presently used as a snug but could be used as a formal dining room. Having a large uPVC double glazed window to the front aspect, coving to the ceiling, wood effect laminate flooring and radiator.



## LOUNGE DINER

21'4" x 10'8" (6.52 x 3.26)

This great sized room has a uPVC double glazed window to the front aspect and uPVC double glazed French doors to the rear garden. Finished with coving to the ceiling, carpeted flooring, two radiators and feature marble fireplace with electric fire. Door leading to the games room.



## LOUNGE DINER



## LOUNGE DINER



## LOUNGE DINER





## GAMES & BAR ROOM

17'0" x 16'1" (5.19 x 4.92)

Original the double garage and converted to provide this extra family room, presently used as a bar and games room. Finished with two uPVC double glazed windows to the front aspect, coving to the ceiling, carpeted flooring, radiator and built in wall to wall seating. Could easily be converted back to a garage.



## GAMES & BAR ROOM



## FIRST FLOOR

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## FIRST FLOOR LANDING

Having continued carpeted flooring with open white wooden spindle balustrade, airing cupboard and loft access to the ceiling.

## MASTER BEDROOM

12'3" x 10'10" (3.748 x 3.32)

To the front of the property with a uPVC double glazed window, carpeted flooring, radiator, built in storage cupboard and a range of white fitted wardrobes with matching draws and bedside cabinet. Door leading to the en suite shower room.



## MASTER BEDROOM



### EN SUITE SHOWER ROOM

6'2" x 6'0" (1.90 x 1.83)

Benefitting from a white three piece suite comprising of; Walk in shower with electric shower and glazed screens, vanity hand wash basin with storage beneath and low flush wc. Finished with full tiling to the walls and floor, radiator, down lights to the ceiling and uPVC double glazed window to the front aspect.



### BEDROOM TWO

12'4" x 9'8" (3.78 x 2.97)

The second double bedroom is to the front aspect with a uPVC double glazed window, fitted wardrobes with matching overhead cupboards, carpeted flooring and radiator.



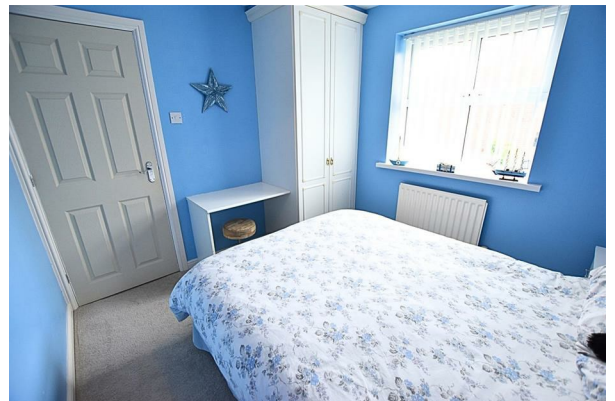
### BEDROOM THREE

9'8" x 8'8" (2.97 x 2.66)

The third double bedroom is to the rear of the property with a uPVC double glazed window, white fitted wardrobes with dressing table with matching bedside cabinet, carpeted flooring and radiator.



### BEDROOM THREE





## BEDROOM FOUR

8'8" x 7'8" (2.66 x 2.36)

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



## FAMILY BATHROOM

Benefitting from a white three piece suite comprising of; Jacuzzi bath with hand shower attachment, vanity unit with handy storage and his and hers hand wash basin and low flush wc. Finished with fully tiled walls and floor, down lights to the ceiling and uPVC double glazed window to the rear.



## FAMILY BATHROOM



## OUTSIDE

### THE GARDENS

The property has double access wrought iron gates leading to the front garden which is laid to hardstanding ideal for parking numerous vehicles or a motorhome. Mature trees and hedging make the property secluded. Wrought iron gate to the side of the property leading to the private rear garden. The westerly facing rear garden is of low maintenance with fenced boundaries, decked pathways with raised planters, raise decked area with large fish pond (The pond contains a large stock of fish which the vendor is happy to include or to fill the pond if required). The further garden is laid with slate with a large wooden summer house and greenhouse included.



## THE GARDENS



## THE GARDENS



## COUNCIL TAX BAND & EPC RATING

Council Tax Band - E

EPC -

## 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.

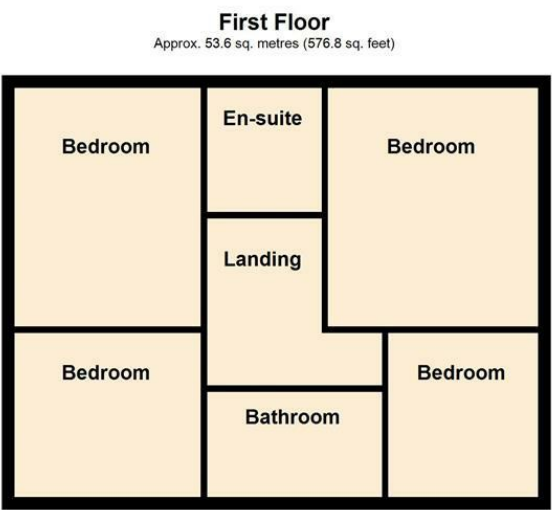
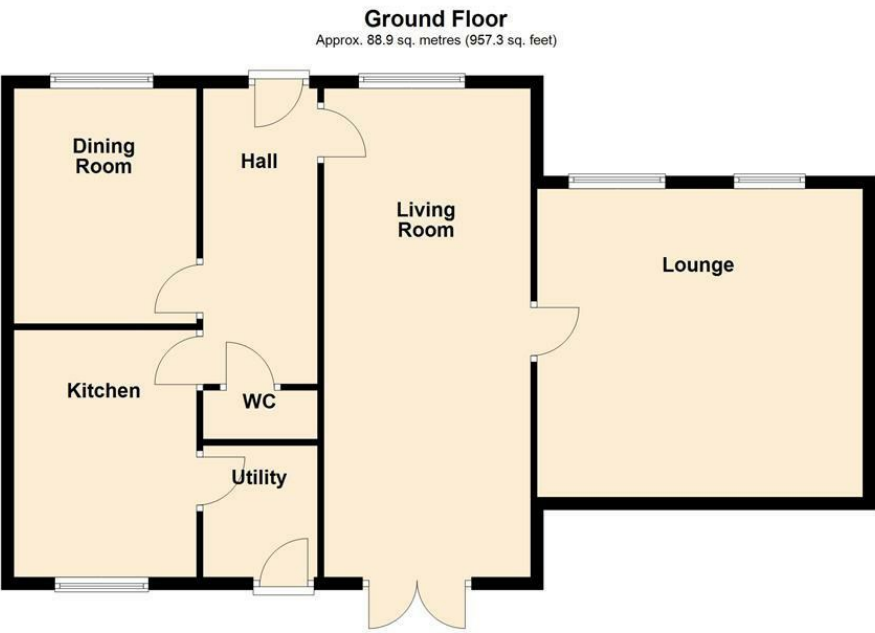
## VIEWING ARRANGEMENTS

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

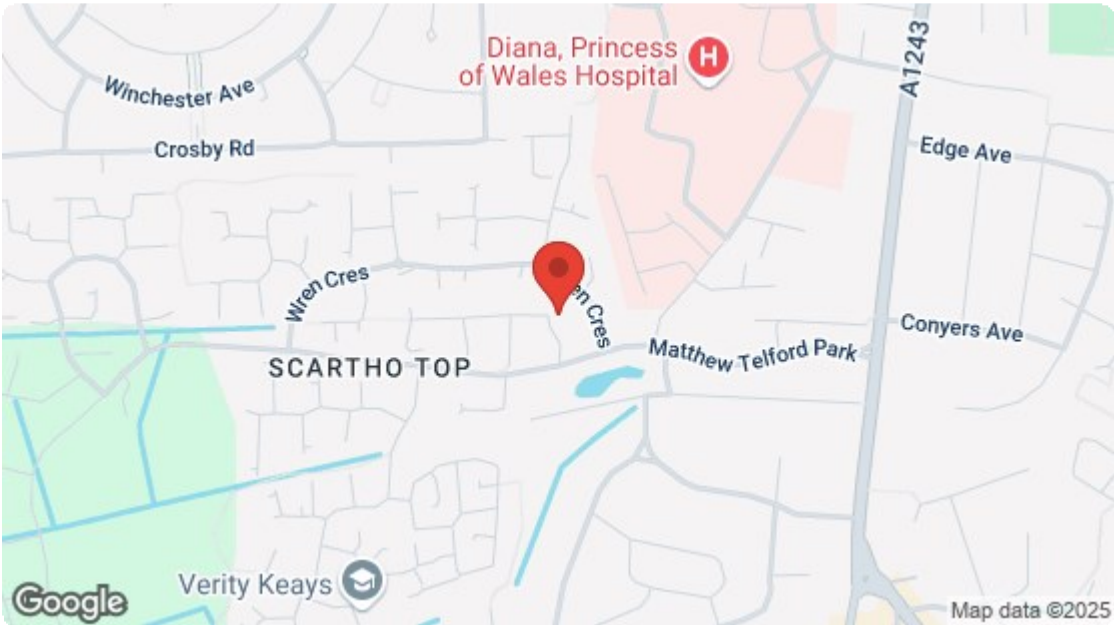
## OPENING TIMES

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





Total area: approx. 142.5 sq. metres (1534.1 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.