



4 Allotment Way Grimsby, North East Lincolnshire DN31 2FJ

We are delighted to offer for sale this TWO BEDROOM SEMI DETACHED NEARLY NEW BUILD situated within the ever popular area of Grimsby, close to all local amenities, schools and great motorway links built by GLEESON HOMES in 2021 to exacting NHBC standards & guarantee. The property benefits from gas central heating and uPVC double glazing with the accommodation comprising of; Entrance hall, lounge, kitchen diner, cloakroom and to the first floor two double bedrooms and family bathroom. The property enjoys a cul de sac location with an open plan front garden with is laid to lawn, pebbled driveway providing ample off road parking and to the rear a larger than average fenced garden, laid to lawn with raised sleeper planters, paved patio and rear decked patio area. Composite shed for storage. Viewing highly recommended.

£134,000

- IDEAL FIRST TIME BUY
- SEMI DETACHED HOUSE
- KITCHEN DINER
- LOUNGE
- TWO DOUBLE BEDROOMS
- FAMILY BATHROOM
- GAS CENTRAL HEATING
- uPVC DOUBLE GLAZING
- FRONT & REAR GARDENS
- OFF ROAD PARKING



ACCOMMODATION

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MEASUREMENTS

All measurements are approximate.

GROUND FLOOR

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ENTRANCE

Accessed via a composite door into the hallway.

HALLWAY

Having handy matt flooring with carpeted stairs leading to the first floor.



LOUNGE

15'1" x 10'0" (4.60 x 3.05)

The lounge has a uPVC double glazed window to the front aspect, carpeted flooring and radiator. Door leading to the kitchen diner.



LOUNGE



KITCHEN DINER

13'5" x 8'6" (4.09 x 2.60)

The kitchen diner benefits from a range of Navy fronted wall and base units with contrasting wood effect work surfaces with rose gold handles incorporating a stainless steel sink and drainer, gas hob with electric fan assisted oven and extractor hood. Ample under counter space for a washing machines and dishwasher with further space for a freestanding fridge freezer. Finished with tiled splashbacks, wood effect Herringbone style vinyl flooring, radiator, uPVC double glazed window and French doors over looking the garden. Ample space for a family dining table and door leading to the cloakroom.



KITCHEN DINER



KITCHEN DINER



KITCHEN DINER



CLOAKROOM/WC

5'7" x 3'2" (1.72 x 0.97)

Benefitting from a white two piece suite comprising of; Low wc and hand wash basin. Finished with radiator and wood effect Herringbone style vinyl flooring.



FIRST FLOOR

FIRST FLOOR LANDING

FIRST FLOOR LANDING

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



BEDROOM ONE

13'5" x 10'1" (4.11 x 3.08)

The first double bedroom is to the front of the property with a uPVC double glazed, carpeted flooring and radiator.



BEDROOM ONE



BEDROOM TWO

12'11" x 7'1" (3.95 x 2.16)

The second double bedroom is to the rear of the property with a uPVC double glazed window, carpeted flooring and radiator. Presently used as a home office.



BATHROOM

The bathroom benefits from a white three piece suite comprising of; Bath with shower over and glazed screen, pedestal hand wash basin and low flush wc. Finished with wood effect vinyl flooring, tiling splashback area, radiator, shaver point, extractor fan and uPVC double glazed window to the rear aspect.



OUTSIDE

GARDENS

The property enjoys a cul de sac position with an open plan front garden which is laid to lawn, gravelled driveway providing ample off road parking and wood fence and gate leading to the rear garden. The rear garden has fenced boundaries and is larger than average, mainly laid to lawn with raised sleeper borders, paved patio and further decked patio area providing ample space for entertaining. Composite shed for handy storage.



GARDENS



GARDENS



WARRANTY

Built by GLEESON HOMES in 2021 to exacting NHBC standards & guarantee.

COUNCIL TAX BAND & EPC RATING

Council Tax Band - A
EPC - B

TENURE - FREEHOLD

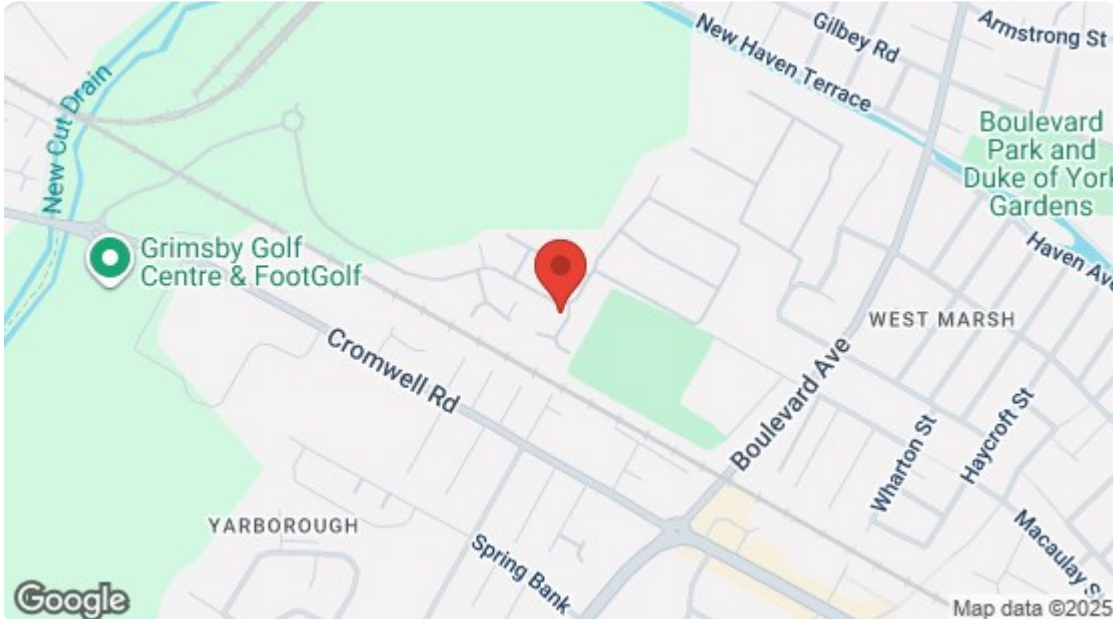
We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

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		96
(81-91) B	82	
(69-80) C		
(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.