



5 Wimborn Avenue Grimsby, North East Lincolnshire DN34 4QS

We are delighted to offer for sale this THREE BEDROOM END LINK property situated in the highly regarded area just off Littlefield Lane, close to all local amenities, good bus routes and within easy access of both Grimsby and Cleethorpes town centres. The property benefits from gas central heating, new boiler with nine years warranty remaining and new uPVC double glazing fitted over the last 12 months with the accommodation comprising of; Entrance porch, hallway, lounge, dining kitchen, cloakroom and to the first floor three bedrooms and bathroom refurbished in 2022. Siting within well maintained gardens with the rear being southerly facing. Viewing is highly recommended offered for sale with NO FORWARD CHAIN.

- HIGHLY REGARDED AREA OFF LITTLE FIELD LANE
- END LINK FAMILY HOME
- DINING KITCHEN
- LOUNGE
- THREE BEDROOMS
- FAMILY BATHROOM
- GAS CENTRAL HEATING
- uPVC DOUBLE GLAZING
- FRONT & REAR GARDENS
- NO FORWARD CHAIN

Chain Free £135,000

58 St Peters Avenue, Cleethorpes, NE Lincs, DN35 8HP Telephone: 01472 200818 Fax: #

www.joywalker.co.uk

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

GROUND FLOOR

ENTRANCE PORCH

Accessed via uPVC double glazed French doors with side and top light windows into the porch. Full glazed uPVC door with side light windows leading into the hallway.

HALLWAY

The welcoming hallway has wood effect laminate flooring with carpeted stairs having a white spindle balustrade leading to the first floor. Handy understairs storage cupboard and radiator fitted.



LOUNGE

13'5" x 12'7" (4.09 x 3.86)

The lounge has a uPVC double glazed bay window to the front aspect, carpeted flooring, coving and decorative painted beams to the ceiling, radiator and built in storage cupboard. Light window and glazed door leading to the kitchen diner.



LOUNGE



LOUNGE



DINING KITCHEN

18'8" x 10'5" (5.70 x 3.20)

The kitchen benefits from a large range of cream shaker style wall and base units with contrasting wood effect work surfaces incorporating a stainless steel sink and drainer, electric hob with chimney style extractor hood above and electric fan assisted oven beneath, integrated dishwasher and ample space for a washing machine, tumble dryer and freestanding fridge freezer. Newly installed wall mounted boiler with nine years warranty remaining. Finished with wood effect vinyl flooring, radiator, two uPVC double glazed windows with blinds fitted to the rear aspect and a glazed door and window leading to the inner hallway.



DINING KITCHEN



DINING KITCHEN



DINING KITCHEN



REAR ENTRANCE LOBBY

Having tiled flooring with uPVC double glazed stable door to garden.

CLOAKS/WC

Benefitting from a white low flush wc with tiling to dado height, tiled flooring and uPVC double glazed window to the rear aspect.



FIRST FLOOR LANDING

FIRST FLOOR LANDING

Having continued carpeted flooring and white open spindle balustrade.

BEDROOM ONE

11'1" x 9'11" (3.38 x 3.03)

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



BEDROOM TWO

10'8" x 10'7" (3.26 x 3.25)

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



BEDROOM THREE

6'11" x 6'9" (2.11 x 2.07)

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



BATHROOM

5'8" x 5'6" (1.74 x 1.68)

The family bathroom was newly fitted in 2022 and benefits from a white three piece suite comprising of; Bath with shower over and glazed screen, pedestal hand wash basin and low flush wc. Having full tiling to the walls, wood effect laminate flooring, heated ladder radiator and uPVC double glazed window to the rear.



OUTSIDE

THE GARDENS

The property sits with walled boundaries to the front and side with decorative wrought iron above and a wrought iron entrance gate. The front garden is of low maintenance with its red brick paved pathways, feature slate borders with mature planting. Secure gate leading to the side passage way with wooden gate leading to the rear garden. The southerly facing rear garden has fenced boundaries and is laid with lawn and dual aspect paved patios, raised brick planters with mature planting add the extra touch.



THE GARDENS



THE GARDENS



COUNCIL TAX BAND & EPC RATING

Council Tax Band - A

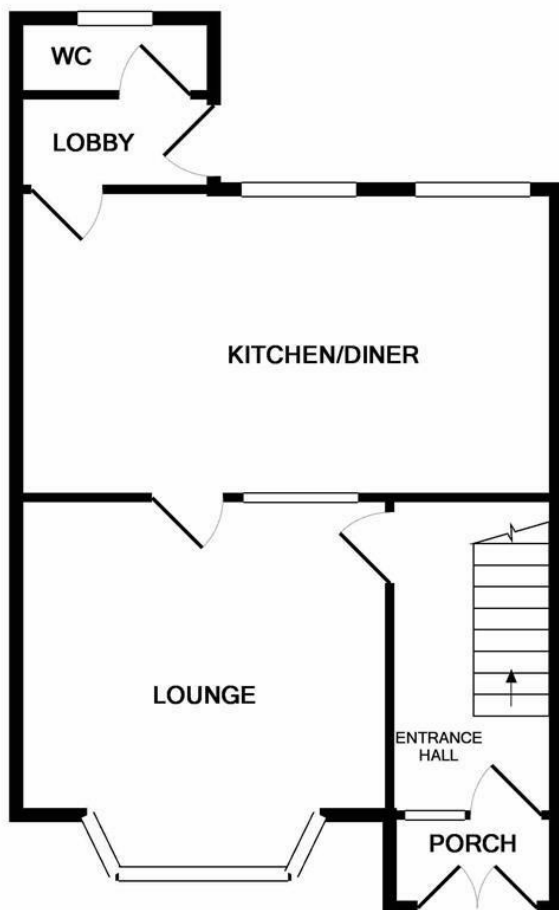
EPC - D

VIEWING ARRANGEMENTS

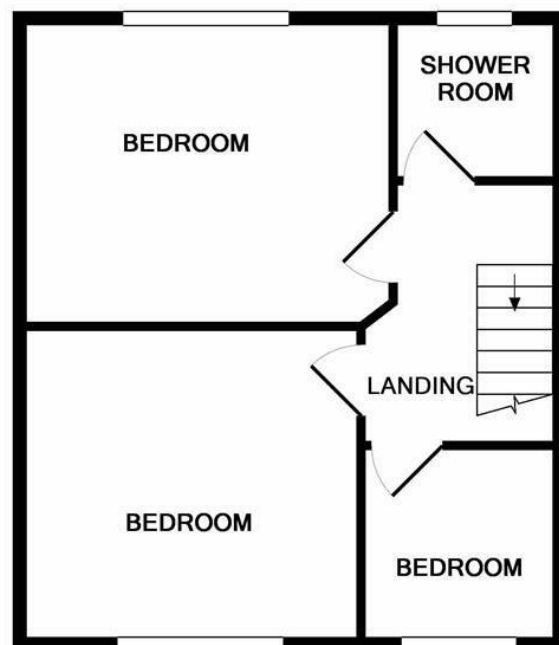
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

OPENING TIMES

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

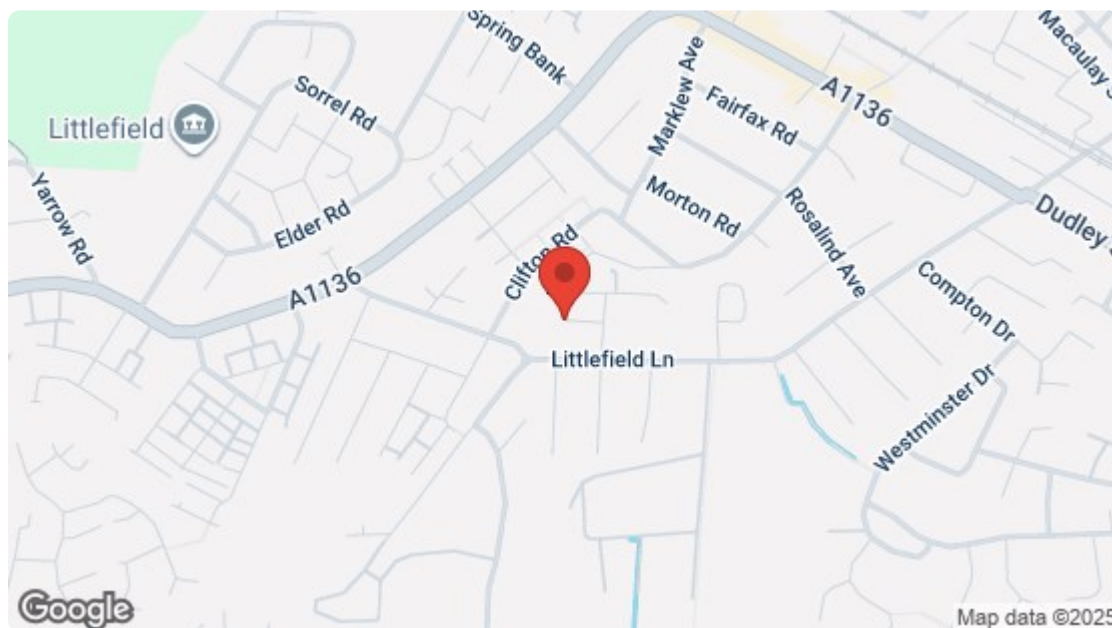


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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		
(81-91) B		
(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.