



3 Aspen Lane Grimsby, North East Lincolnshire DN37 7EH

We are delighted to offer for sale this delightful MODERN SEMI DETACHED HOME Situated on this popular development built in 2016 by Snape builders on the edge of this popular village having a good level of local amenities within easy access of the A46 and A180 providing links to the motorway network. The fashionably presented accommodation is ready to move in and benefits from gas central heating and uPVC double glazing, comprising of :- entrance hall, cloakroom, lounge, dining kitchen, three bedrooms, master with en suite shower room and family bathroom. Open plan front garden with driveway to the side providing ample off road parking leading to the garage. The garage has been converted to a bar with a store area to the front. The enclosed southerly facing rear garden is laid to lawn with dual aspect patio areas. Early viewing is considered essential.

£220,000

- IDEAL FIRST TIME BUY
- LACEBY VILLAGE LOCATION
- KITCHEN DINER
- LOUNGE
- CLOAKROOM
- THREE DOUBLE BEDROOMS
- MASTER WITH EN SUITE SHOWER
- FAMILY BATHROOM
- SOUTHERLY FACING REAR GARDEN
- GARAGE STORE & BAR



ACCOMMODATION

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MEASUREMENTS

All measurements are approximate.

ENTRANCE

Accessed via a composite door into the hallway.



HALLWAY

Setting the modern tone for the rest of the property with wood effect laminate flooring, radiator and carpeted stairs leading to the first floor. Oak connecting doors leading to the further accommodation.



CLOAKROOM

5'4" x 3'0" (1.64 x 0.93)

The handy cloakroom benefits from a white two piece suite comprising of; Low flush wc and pedestal hand wash basin with tiled splashback. Finished with wood effect laminate flooring, radiator, extractor fan and uPVC double glazed window to the front of the market.



LOUNGE

16'4" x 11'8" (4.99 x 3.56)

This great sized lounge has continued wood effect laminate flooring, two radiators, large storage cupboard and feature open chimney with oak beamed mantle and electric stove with slate hearth.



LOUNGE



LOUNGE



KITCHEN DINER

15'3" x 10'5" (4.66 x 3.20)

The modern kitchen diner benefits from a large range of shaker style wall and base units in a modern tone with black handles, contrasting worksurfaces with matching up stands incorporating a composite sink and drainer, gas hob with glass splashback and black chimney style extractor hood above, electric fan assisted oven beneath. Integrated appliance include fridge freezer, dishwasher and automatic washing machine. Wall mounted boiler in matching wall unit. Finished with down lights to the ceiling, wood effect laminate flooring, radiator and uPVC double glazed window and French doors over looking the garden. Ample room for a family dining table.



KITCHEN DINER



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KITCHEN DINER



FIRST FLOOR

FIRST FLOOR LANDING

Having continued carpeted flooring with open white wooden spindle balustrade, handy airing cupboard and radiator. Loft access to the ceiling with partial boarding.



MASTER BEDROOM

12'8" x 8'3" (3.88 x 2.54)

The master bedroom is to the rear of the property with a uPVC double glazed window, carpeted flooring and radiator. Oak door leading to the en suite shower room.



MASTER BEDROOM



EN SUITE SHOWER ROOM

8'3" x 3'1" (2.54 x 0.95)

Benefitting from a white three piece suite comprising of; Walk in shower with glazed screen and tiled splashback, pedestal hand wash basin and low flush wc. Finished modern tiling to the walls, Herringbone style vinyl flooring, heated towel rail, down lights, extractor fan and shaver point.



BEDROOM TWO

10'2" x 8'5" (3.10 x 2.58)

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



BEDROOM THREE

10'5" x 7'3" (3.18 x 2.21)

The third bedroom is presently used as a dressing room and has feature panelled walls, carpeted flooring, radiator and uPVC double glazed window to the front aspect.



FAMILY BATHROOM

6'5" x 6'2" (1.96 x 1.90)

The family bathroom benefits from a white three piece suite comprising of; Bath with shower over and glazed screen, floating vanity hand wash basin with handy storage draws beneath and low flush wc. Finished with part tiled walls, tiled effect vinyl flooring, heated towel rail, downlights, extractor fan and a uPVC double glazed window to the rear aspect.



OUTSIDE

THE GARDENS

The property sits with in a cul de sac and enjoys an open plan front garden laid with slate, red brick driveway ideal for off road parking of several vehicles. Side fencing and wooden gate leading to the rear garden. The southerly facing rear garden has fenced boundaries and is laid to lawn with a paved patio leading from the property and a rear raised decked patio area finished with raised feature sleeper planting beds.



THE GARDENS



THE GARDENS



THE GARDENS



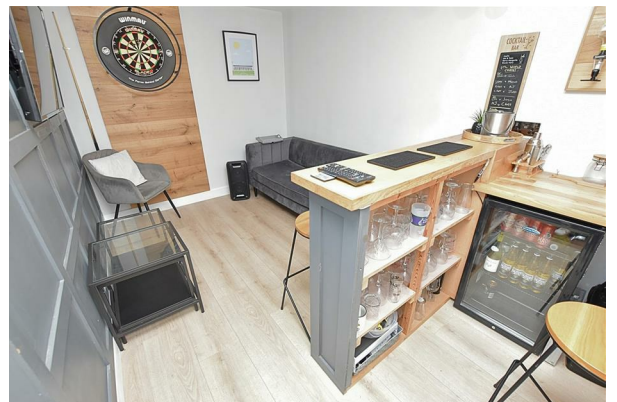
GARAGE STORE

The front part of the garage has been converted into a store and is fitted with electric and lighting with an up and over door.

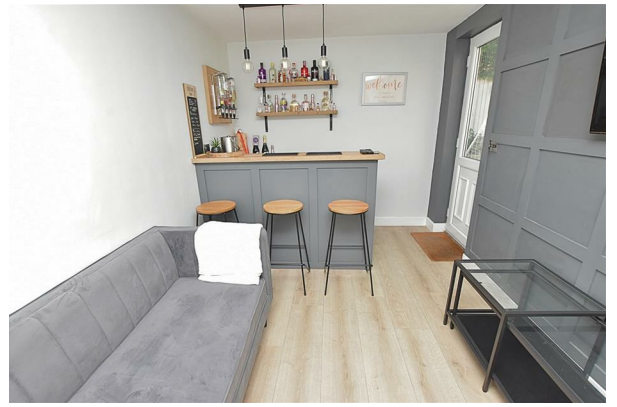
BAR

12'5" x 8'1" (3.80 x 2.48)

The rear part of the garage has been converted into a bar with feature panelling to the walls, vinyl flooring, down lights, built in bar with feature pendant drop lighting.



BAR



REAR VIEW



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.

MANAGEMENT FEE

Aspen Lane has an estate maintenance fee, currently from the 1st July 2023 to 30th June 2024 total of £138 per annum. This figure is likely to be reviewed into 2025. Perspective purchasers should seek confirmation.

COUNCIL TAX BAND & EPC RATING

Council Tax Band - B

EPC - B

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		95
(81-91) B	83	
(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.