



19 Clee Crescent Grimsby, North East Lincolnshire DN32 8LX

Set on the sought-after Clee Crescent, this three-bedroom semi-detached family home has been finished to a high standard and is offered in immaculate, turn-key condition. Old Clee is rich in history, with its ancient parish church among the oldest in the region, giving the area a unique charm. Today it remains one of the most desirable places to live, valued for its community spirit, excellent schools and easy access to shops, transport links and the wider town. Inside, the home feels both welcoming and stylish. The bay-fronted lounge provides a cosy retreat, while the dining room opens into a bright conservatory overlooking the garden. A modern fitted kitchen and convenient ground floor WC complete the downstairs. Upstairs, three generous bedrooms and a beautifully appointed bathroom create a space that's ready to move straight into. Outside, the property boasts attractive kerb appeal, a private rear garden and a secure gated driveway, making it as practical as it is inviting. This is a wonderful opportunity to own a family home that blends the heritage of Old Clee with modern comfort – early viewing is highly recommended.

£230,000

- HIGHLY SOUGHT-AFTER OLD CLEE LOCATION
- THREE-BEDROOM SEMI-DETACHED FAMILY HOME
- IMMACULATE TURN-KEY CONDITION
- BRIGHT BAY-FRONTED LOUNGE
- DINING ROOM WITH SUNROOM
- MODERN FITTED KITCHEN
- GROUND FLOOR WC
- STYLISH FAMILY BATHROOM
- ATTRACTIVE GARDENS FRONT AND REAR
- DRIVEWAY & GARAGE



MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

ENTRANCE

Accessed via a uPVC double glazed door with arched top light into the reception hallway.

HALLWAY

The welcoming reception hallway sets the feel for the rest of the home retaining the original parquet flooring, high skirting boards, radiator, original stripped Oak doors, carpeted stairs with enclosed bannister having Oak hand rail with storage cupboard beneath leading to the first floor.



HALLWAY



HOUSE NUMBER



CLOAKROOM

4'0" x 3'8" (1.24 x 1.14)

Benefitting from a white two piece suite comprising of; corner hand wash basin, low flush wc, radiator, uPVC double glazed window to the side aspect and modern tiled effect vinyl flooring.



FRONT RECEPTION LOUNGE

14'10" x 11'8" (4.54 x 3.57)

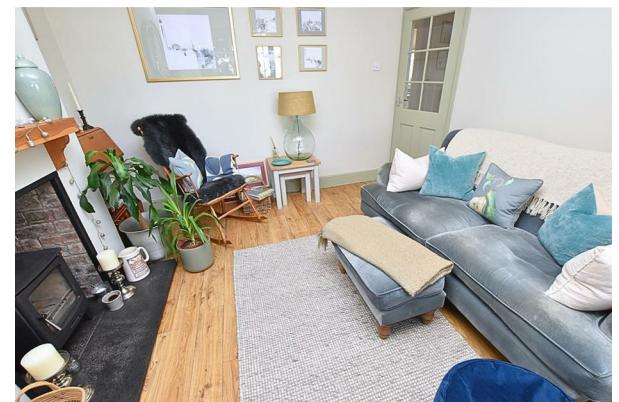
The first reception lounge has a uPVC double glazed bay window with fitted blinds to the front aspect, coved ceiling, high skirtings, wood effect laminate flooring and radiator fitted. The main focal point is the open chimney breast with exposed brick back, slate hearth and multi fuel stove fitted.



FRONT RECEPTION LOUNGE



FRONT RECEPTION LOUNGE



FRONT RECEPTION LOUNGE



REAR RECEPTION LOUNGE

14'0" x 11'0" (4.29 x 3.36)

The second reception room is presently used as a dining room and follows the feel of the rest of the home with its coved ceiling, high skirtings, wood effect laminate flooring, radiator and feature open chimney breast with multi fuel stove and tiled hearth. Original glazed door with side and top light windows leading to the sunroom.



REAR RECEPTION LOUNGE



REAR RECEPTION LOUNGE



SUNROOM

10'11" x 7'6" (3.34 x 2.31)

This fabulous addition brings ample natural light with its uPVC double glazed windows to all aspects and uPVC door leading to the garden. Finished with wood effect laminate flooring and radiator.



SUNROOM



SUNROOM



KITCHEN

14'6" x 6'8" (4.42 x 2.04)

The galley style kitchen benefits from a large range of cream shaker style wall and base units with contrasting work surfaces with matching upstands extending to a hand breakfast bar area and incorporating a stainless steel sink and drainer, five ring gas hob with stainless steel splashback, chimney style extractor hood and electric fan assisted oven beneath, integrated fridge and freezer and ample space for an automatic washing machine. Finished with matching shelving, wood effect laminate flooring, radiator, dual aspect uPVC double glazed windows and half glazed uPVC door leading to the driveway.



KITCHEN



KITCHEN



KITCHEN



KITCHEN



FIRST FLOOR

FIRST FLOOR LANDING

The landing is approach by the returned carpeted staircase with enclosed bannister having Oak hand rail with matching carpeted flooring, uPVC double glazed window with feature stained glass to the side aspect and loft access to ceiling. Original stripped Oak connecting doors. The loft has partial board and is fitted with electric and lighting.



FIRST FLOOR LANDING



BEDROOM ONE

15'6" x 11'8" (4.73 x 3.57)

The master bedroom is to the front of the property with a large uPVC double glazed bay window with blinds fitted, coving to the ceiling, high skirtings, carpeted flooring and radiator fitted.



BEDROOM ONE



BEDROOM TWO

12'6" x 10'8" (3.82 x 3.27)

The second double bedroom is to the rear of the property with a uPVC double glazed bedroom with blinds fitted, coving to the ceiling, high skirting boards, carpeted flooring and radiator.



BEDROOM TWO



LANDING



BEDROOM THREE

8'9" x 6'11" (2.67 x 2.12)

The third bedroom is presently used as a home office and has a uPVC double glazed window with blinds fitted to the rear aspect, coving to the ceiling, painted wooden floor boards and radiator fitted.



BATHROOM

7'1" x 6'2" (2.17 x 1.88)

The modern bathroom benefits from a white three piece suite comprising of; P-Shaped bath with mains fed shower over and curved glazed screen, pedestal hand wash basin and low flush wc. Finished with modern tiling to the splashback areas, tiled effect vinyl flooring, Victorian style radiator with heated towel rail and uPVC double glazed window to the front aspect.



OUTSIDE

THE GARDENS

The property has a walled boundary to the front with a well stocked low maintenance front garden and a red brick paved driveway providing ample off road parking and steps leading to the front door. Double wooden gates lead to the further red brick driveway and on to the southerly facing rear garden and detached brick garage. the southerly facing rear garden is the ideal sun trap for summer days and outside entertaining, having a mixture of fenced and hedged boundaries and being mainly paved on two levels with dual aspect patio areas. Mature planting to the borders and feature rockery areas. Finished with a delightful wooden summer house overlooking the garden which can be used all year round.



THE GARDENS



THE GARDENS



THE GARDENS



THE GARDENS



WOOD STORE

Handy wood store and potting area to the rear of the garage.



REAR VIEW



DETACHED GARAGE

Brick built garage with double wooden entrance doors. Fitted with electric and lighting. To the rear of the garage is a gardens store accessed via a wooden door from the garden.



COUNCIL TAX BAND & EPC RATING

Council Tax Band - C

EPC - D

TENURE - FREEHOLD

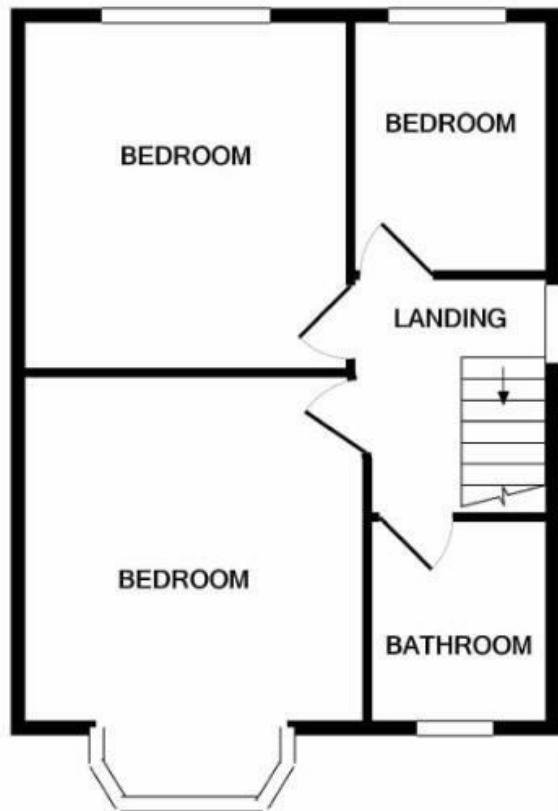
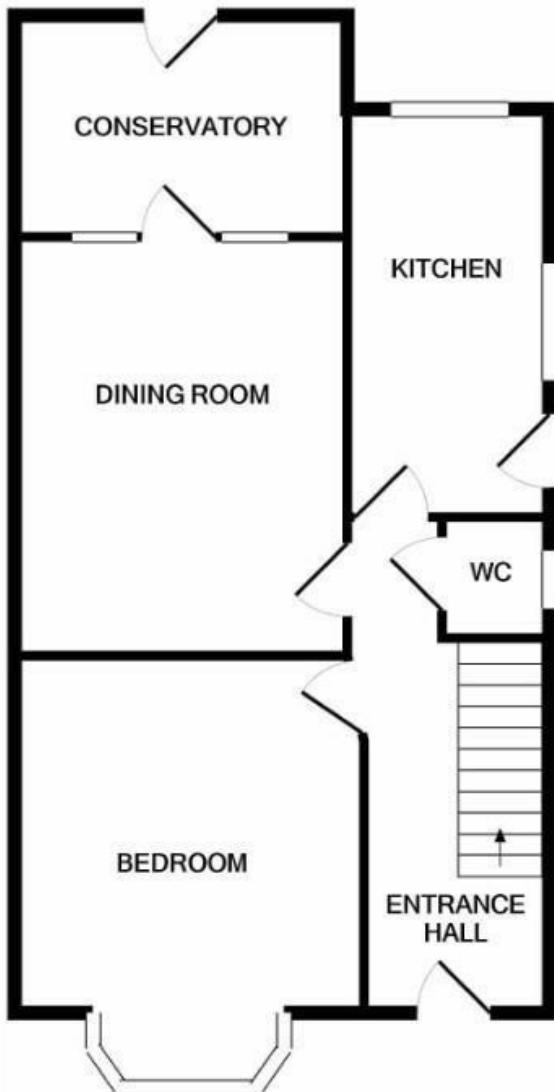
We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

VIEWING ARRANGEMENTS

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

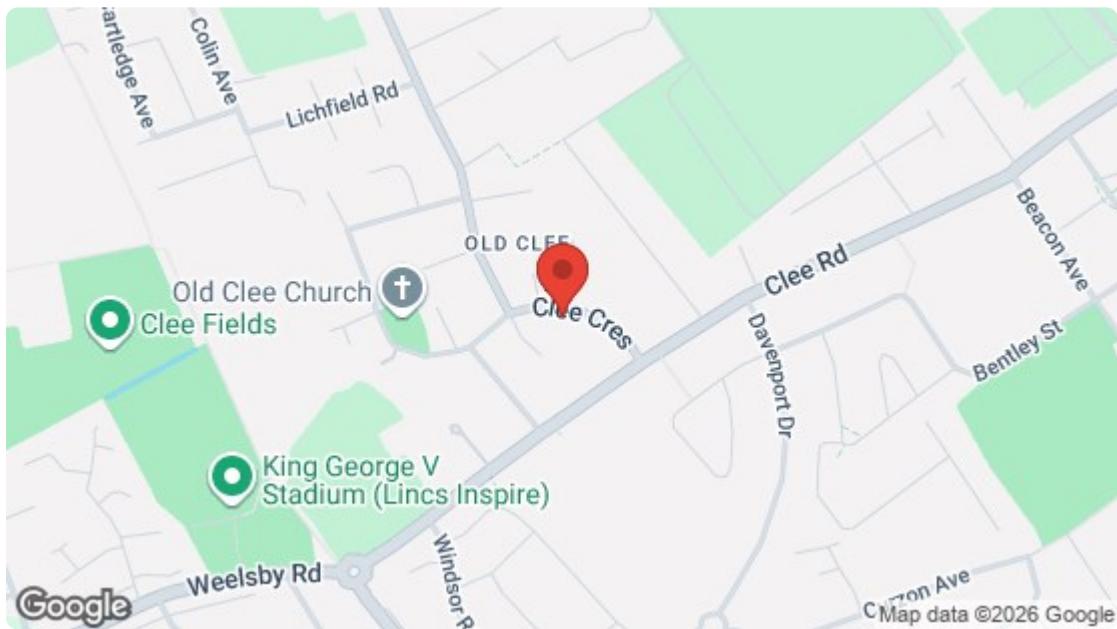
OPENING TIMES

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



1ST FLOOR

GROUND FLOOR



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.