

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

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PROPERTY FOR SALE

134 LOUTH ROAD, GRIMSBY

PURCHASE PRICE £299,950 FREEHOLD



VIEWING

By appointment with this office

COUNCIL TAX BAND

C

PURCHASE PRICE

£299,950

TENURE

We understand the property to be Freehold and this is to be confirmed by the solicitors



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134 LOUTH ROAD, GRIMSBY

This beautifully presented 3-bedroom semi-detached house is ideally situated close to both the hospital and university, making it a perfect choice for families and professionals alike. The light and airy decor throughout the home creates a welcoming and spacious atmosphere. The dual-aspect lounge, featuring elegant French doors, offers abundant natural light and a seamless connection to the outdoors.

The modern fitted kitchen is equipped with built-in appliances, providing both functionality and style. The dining room with a walk-in bay window is perfect for family meals and entertaining guests. All three bedrooms are generously sized, ensuring comfort and ample living space.

The property also boasts a contemporary shower room, a detached garage with a separate WC, and ample parking at the front. The large, well-manicured rear garden includes vegetable beds, ideal for gardening enthusiasts and outdoor activities.

This charming home combines modern amenities with thoughtful design, offering a comfortable and convenient lifestyle in a desirable location.

ENTRANCE HALL

Through a centralised composite front door with side panels into the hall with stairs to the first floor accommodation, a central heating radiator, vinyl to the floor and a light to the ceiling.

LOUNGE

15'0 x 10'11 (4.57m x 3.33m)

The lounge with a u.PVC double glazed window to the front and u.PVC double glazed French doors that lead into the garden, a gas coal effect stove with a wooden mantle and a tiled hearth. There is a central heating radiator and a light to the ceiling.



LOUNGE



DINING ROOM

13'1 into bay x 10'0 (3.99m into bay x 3.05m)

The dining is to the front of the property with a u.PVC double glazed walk-in bay window, a central heating radiator and a light to the ceiling.



134 LOUTH ROAD, GRIMSBY

KITCHEN

13'2 x 10'0 (4.01m x 3.05m)

The kitchen with a range of Cashmere coloured wall and base units and contrasting work surfaces and up stands, incorporating a stainless steel sink unit with a chrome mixer tap. An electric hob with a housed extractor fan above, a housed electric oven, a second housed electric oven and microwave, an integrated dish washer, an integrated fridge and a freezer. A u.PVC double glazed window and door, a central heating radiator, a storage cupboard, vinyl to the floor and two lights to the ceiling.



KITCHEN



LANDING

Up the stairs to the first floor accommodation where doors to the bedrooms and shower room lead off. There is loft access and a light to the ceiling.

SHOWER ROOM

4'5 x 5'10 (1.35m x 1.78m)

The modern shower room with a white vanity sink unit with a chrome mixer tap, a closed coupled WC, a shower enclosure with a plumbed shower. A u.PVC double glazed window, part tiled walls with built in shelves in the shower for toiletries. There is a chrome ladder style central heating radiator, vinyl to the floor and a light to the ceiling.



BEDROOM 1

14'0 x 11'0 (4.27m x 3.35m)

This double bedrooms with u.PVC double glazed dual aspect windows, a central heating radiator and a light to the ceiling



BEDROOM 1



BEDROOM 2

10'9 x 9'10 (3.28m x 3.00m)

Another double bedroom to the front of the property with a u.PVC double glazed window, a central heating radiator and a light to the ceiling.



BEDROOM 2



BEDROOM 3

9'10 x 6'5 (3.00m x 1.96m)

The third bedroom which can fit a double bed with a u.PVC double glazed window to the rear, a central heating radiator and a light to the ceiling.



134 LOUTH ROAD, GRIMSBY

OUTSIDE

The front garden has a fenced boundary and is laid to decorative stones providing ample off road parking.

The well manicured rear garden has a fenced boundary and is mainly laid to lawn with borders of established plants, shrubs and trees. There is stepping stones across the grass and through an arch to the vegetable patch.



OUTSIDE



OUTSIDE

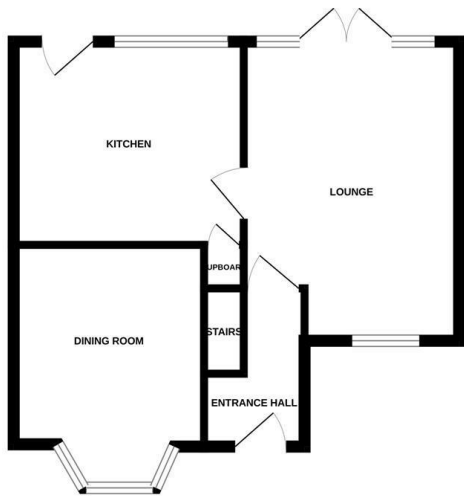


GARAGE

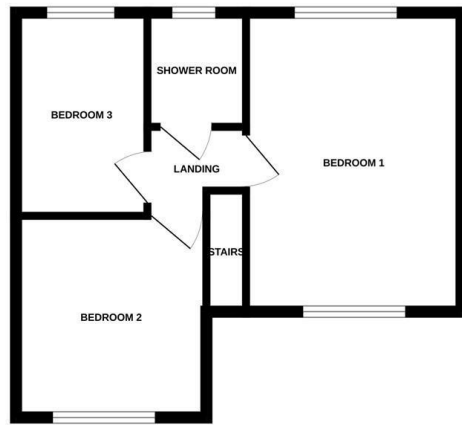
The detached garage with a roller door and a composite side door. There is separate WC with a white WC and a wall mounted sink with chrome fittings, vinyl to the floor and a light to the ceiling.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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		
	72	84

England & Wales

EU Directive
2002/91/EC

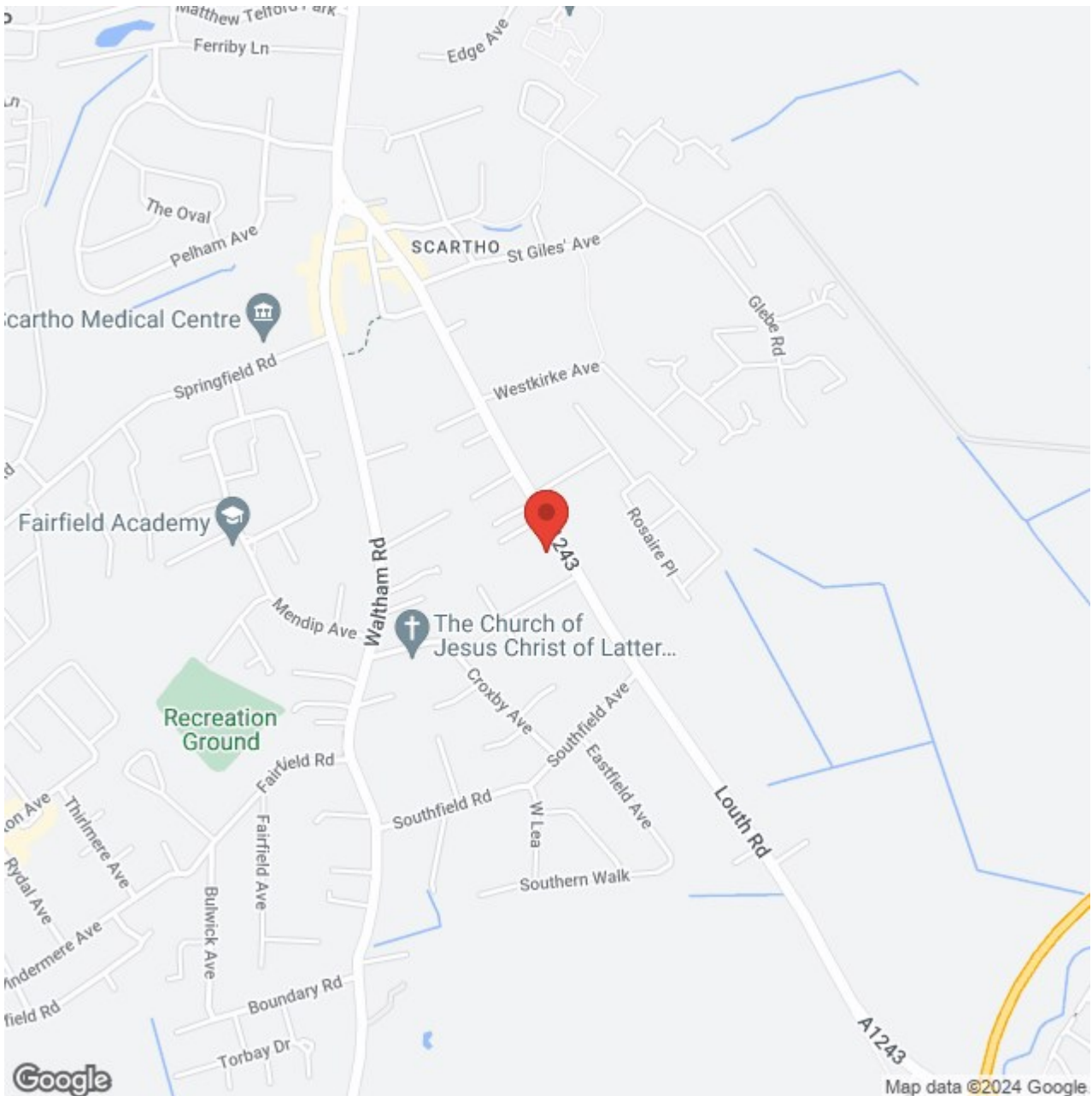


Environmental Impact (CO₂) Rating

	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



ADDITIONAL NOTES

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We offer a free valuation with no obligation, just call the office on 01472 698698 and ask for your free valuation, we are flexible with our times.

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WE CAN OFFER INDEPENDENT MORTGAGE ADVICE

Our local broker James Welham can help you find the best mortgage to suit you providing personal face to face expert advice either at our office or in the comfort of your own home.

Contact our office for further details on 01472 698698 or speak to James Welham directly on 07710 548 379 or james@jdwassociates.co.uk.

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YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

They normally charge a fee for mortgage advice. The amount will depend on your circumstances. A typical fee would be £99 payable upon application and further £300 payable on production of offer.

(BMH may recommend the services of James Welham JDW Associates but it is entirely sellers/potential buyers own decision to use the services and they are under no obligation to do so. BMH receive a referral fee/benefits worth £75 per mortgage completion. This has NO effect on the price sellers/potential buyers pay for the Mortgage Advice. It is purely an agreement between BMH and James Welham.)

STATUTORY NOTICE: YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

*** ALL MEASUREMENTS STATED ARE APPROXIMATE.**

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