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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



25 Rosaire Place
Grimsby
DN33 2JT

Offers in the Region Of
£179,950

Coming to the market with NO FORWARD CHAIN is this well presented THREE BEDROOM SEMI DETACHED HOUSE. Situated in a Cul-de-sac location, this property is oven ready for the growing family and has a great layout to boot with spacious entrance hall, well presented lounge with large bay window, open plan kitchen dining room to the back of the house with sliding door to the garden, ground floor cloakroom with stairs and landing to three bedrooms, two of which are doublers and smaller but good sized single plus of course bathroom with shower over the bath. There is an enclosed rear garden with patio with lawn gardens to the front and side leading to concrete driveway with parking for one car plus detached single brick garage. A must see property keenly priced to sell!

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Entrance Hall

12' 11" x 5' 9" (3.94m x 1.74m)

The entrance is a good sized with uPVC frosted front door with two frosted windows and uPVC clear window to the side. The area has wood effect vinyl floor, neutral decor to coving, radiator and pendant light.

Cloakroom

2' 7" x 5' 4" (0.79m x 1.63m)

A useful addition is this ground floor cloakroom which has matching white WC and sink, frosted uPVC window to the side, white tiled walls with white decor over, wood effect vinyl floor, ceiling light.

Lounge

12' 11" x 12' 6" (3.93m x 3.80m)

The lounge has neutral decor to coving, new grey carpet, uPVC bay window, radiator, pendant light and feature wood fireplace with cream tiled hearth and inset plus gas fire.

Kitchen

8' 10" x 11' 6" (2.69m x 3.50m)

A medium oak kitchen has wall and base units plus island unit with grey work tops and stainless sink drainer over. The room has splash back tiling, integral appliances including oven grill, gas hob and extractor with space for washing machine and low level fridge freezer. There is a uPVC frosted door to the side, uPVC window to the rear, tiled floor, neutral decor and ceiling lights.

Dining area

8' 10" x 7' 2" (2.69m x 2.19m)

Open plan to the kitchen area the dining area has neutral decor, new grey carpet, uPVC window and sliding door, radiator and pendant light.

Stairs and landing

With grey carpet, neutral decor to coving, uPVC window and pendant light.

Bedroom One

11' 8" x 10' 9" (3.56m x 3.28m)

The front bedroom has new grey carpet, neutral decor to coving, pendant light, radiator and uPVC bay window.

Bedroom Two

10' 2" x 10' 4" (3.09m x 3.15m)

With new grey carpet, neutral decor to coving, pendant light, radiator and uPVC window to the rear.

Bedroom Three

8' 11" x 7' 7" (2.72m x 2.31m)

The third bedroom is a single room with uPVC window to the front, new grey carpet, neutral decor, pendant light and radiator.

Family Bathroom

5' 11" x 8' 0" (1.81m x 2.43m)

The bathroom has white three piece suite with shower over the bath, white tiled splash back tiling and white decor over, two frosted uPVC windows, wood effect vinyl floor, built in storage, coving, ceiling light and radiator.

Front and side garden

The front and side garden are laid to lawn with tall mature planted screening to the front and side coupled with wall and fenced boundary. Gates and paths lead to both the concrete driveway and to the rear garden.

Detached garage and driveway

14' 11" x 8' 4" (4.54m x 2.55m)

A single brick garage has tiled roof, uPVC frosted door and accompanying window to the side. The front has up and over metal door, there is power and light inside plus eaves storage. In front of the garage is a concrete open fronted driveway with fence to the side,

Rear Garden

The rear garden has good sized slab patio area, raised gravel garden area plus lawn. There are soil borders all enclosed with wall and timber fencing.



Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation.
All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected, however
Crofts have not inspected or tested any of the services or service
installations & purchasers should rely on their own survey.

Viewings

Please contact the relevant marketing office and all viewings are
strictly by appointment only please.

Council Tax Information

Band B: To confirm council tax banding for this property please
view the website www.voa.gov.uk/cti





OPEN 7 DAYS A WEEK

Monday to Thursday	9am to 5.30pm (Tuesday opening 9.30am)
Friday	9am to 6.00pm
Saturday	9am to 3.00pm
Sunday	11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR
48.2 sq.m. (519 sq.ft.) approx.

1ST FLOOR
37.7 sq.m. (405 sq.ft.) approx.



TOTAL FLOOR AREA : 85.9 sq.m. (924 sq.ft.) approx.

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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