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



307 Yarborough Road
Grimsby
DN34 4ES

Offers in the Region Of
£175,000

Spacious Family Home with Endless Potential This substantial two-bedroom semi-detached house is set on a large plot of approximately a tenth of an acre, offering a tranquil retreat for families. With its excellent layout and spacious rooms, this property has the potential to be easily converted back to a three-bedroom home to suit your needs. The interior boasts an entrance hall, lounge, dining room, kitchen breakfast room, and conservatory extension, providing ample space for family living. The first floor features two double bedrooms, one of which was previously two separate bedrooms, demonstrating the property's potential for reconfiguration. The property's pièce de résistance is its expansive outdoor space. The front features a concrete driveway, accommodating multiple cars and even a caravan. The south-facing rear garden offers various areas to enjoy, including a summer house at the bottom, all surrounded by secure fencing. This property offers a rare opportunity to own a spacious family home with endless potential. With its large plot and versatile layout, it's perfect for families seeking a tranquil retreat with room to grow. Contact us today to arrange a viewing and make this property your dream home!

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Entrance hall

15' 5" x 5' 11" (4.70m x 1.81m)

With uPVC frosted door and window to the front, grey decor with coving and dado rail, grey rad, wood laminate, ceiling rose and pendant light.

Cloakroom

4' 9" x 3' 11" (1.44m x 1.20m)

With white sink and WC, the room has half tiled grey walls, uPVC window to the side, blue decor and pendant light.

Lounge

11' 5" x 11' 4" (3.47m x 3.46m)

Having neutral two tone decor with dad and original coving, grey carpet, uPVC bay window to the front with blinds, radiator, brick fireplace with wood surround and electric fire, ceiling rose. pendant and radiator.

Kitchen/Breakfast Room

17' 2" x 6' 10" (5.23m x 2.08m)

A long kitchen breakfast room has cream wall and base units to both sides of the room with complimentary work top over, tiled splash backs with white decor and coving over, integral gas hob with extractor over, dish washer and electric oven grill, wood laminate flooring, two uPVC windows with blinds, breakfast bar and ceiling lights.

Dining room

10' 4" x 12' 6" (3.15m x 3.82m)

The original dining room is open plan to the conservatory extension and has grey wood laminate flooring, white and grey decor to coving, ceiling rose and pendant and radiator.

Conservatory

10' 2" x 9' 10" (3.11m x 2.99m)

A conservatory extension has uPVC French doors to the rear with two uPVC windows with fitted blinds, grey wood laminate flooring, white decor and radiator.

Stairs and landing

With grey carpet, off white decor with dado and coving, loft access, pendant light and uPVC window to the side.

Bedroom One

17' 10" x 11' 5" (5.43m x 3.47m)

The main bedroom is a really good size and has been knocked into what was the third bedroom, reducing the total to two, this could easily be reversed by creating a stud wall and new door into the original bedroom one. For now thought the room has cream and red decor to coving, grey carpet, two uPVC windows to the front with blinds, built in storage, two radiators and ceiling lights.

Bedroom Two

12' 7" x 10' 4" (3.83m x 3.16m)

A second double bedroom has brown carpet, two tone cream decor to coving, uPVC window to the rear with blind, storage, radiator and pendant light.

Family Bathroom

8' 7" x 6' 10" (2.61m x 2.09m)

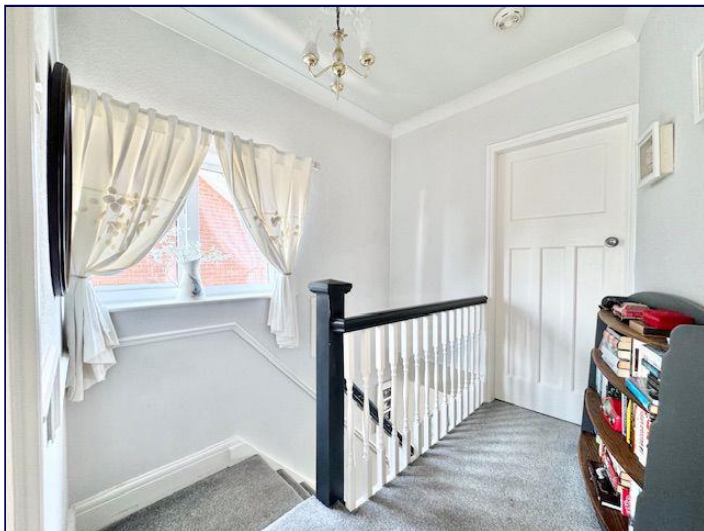
A good sized bathroom has three piece suite with p-shaped bath with shower over and glass screen, vanity sink and WC, off white splash back tiling with matching floor tiles, down lights, extractor, pale blue neutral decor and radiator.

Rear garden

A well maintained south facing rear garden has concrete and slab patio area to the back of the house with enclosed side driveway with timber gate to front and back providing a good service area or area to securely store a vehicle. The rear also has gravel beds with concrete path through the centre of the garden, covered raised deck area with pergola which makes a super seating area with metal shed and then lawn to the back of the garden where there is further raised decking and summer house. The garden has secure fencing to all sides.

Front garden and parking

The front has an open fronted driveway with parking for multiple cars on concrete and block paved surface or storage for caravan or such likes too. There is a blue slate garden area to the front with hedging to the front and fence to the sides. Double gates to the side of the house provide access to the rear and secure parking.



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



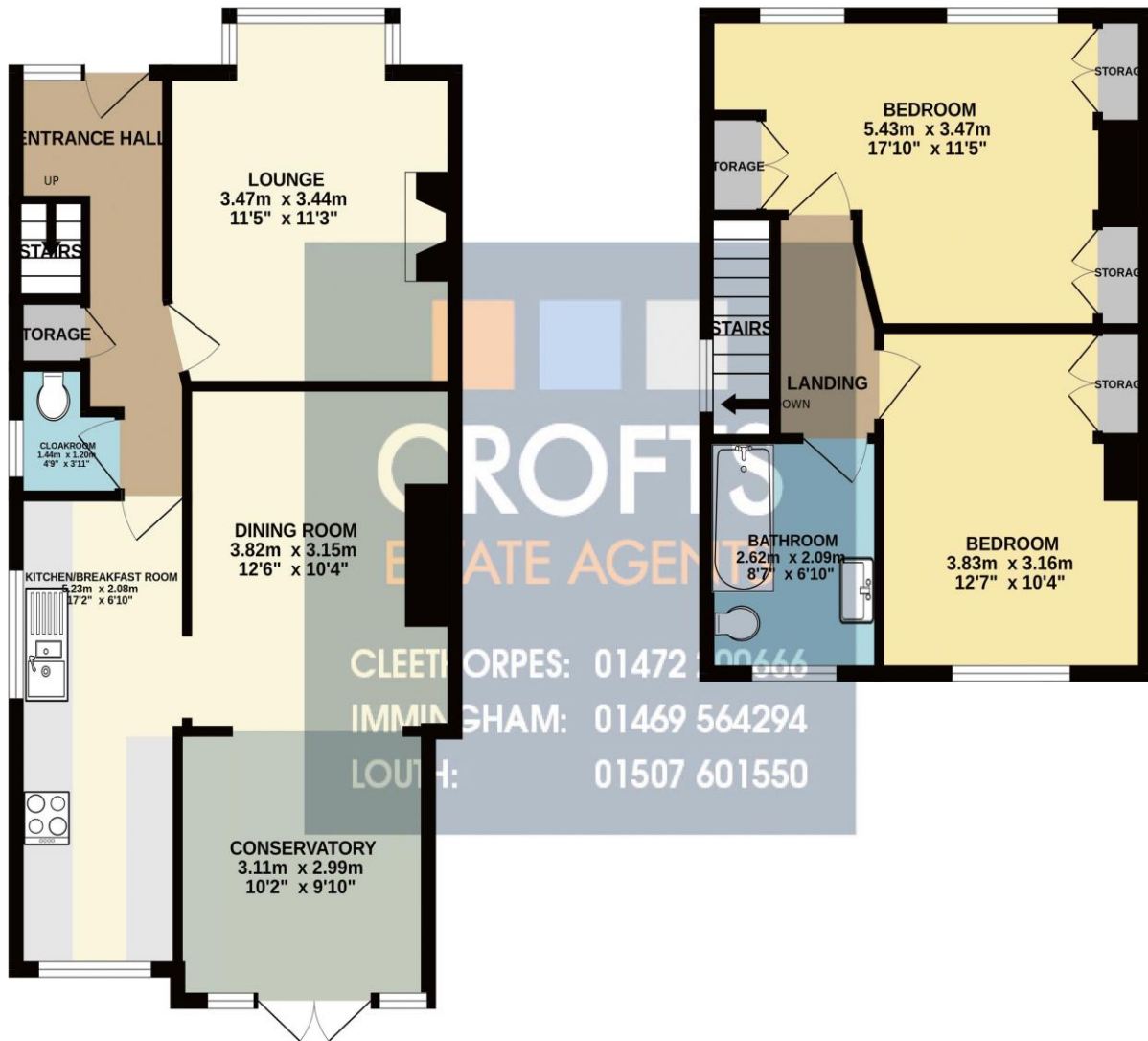


OPEN 7 DAYS A WEEK

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
51.9 sq.m. (559 sq.ft.) approx.

1ST FLOOR
37.3 sq.m. (402 sq.ft.) approx.



TOTAL FLOOR AREA : 89.2 sq.m. (961 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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