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Stainton Drive

Grimsby
DN33 1EG

Offers in the Region Of £119,950

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Property Introduction

Located on the popular Stainton Drive in Grimsby, this attractive semi-detached property is offered to the market with no forward chain, making it an excellent choice for buyers looking for a straightforward move. The home offers a well-balanced layout with a spacious lounge-diner, perfect for both relaxing and entertaining, along with a fitted kitchen and a practical ground floor WC. To the first floor, there are three good-sized bedrooms and a family bathroom, providing comfortable accommodation for families, first-time buyers, or those seeking a well-proportioned home in a convenient location. Outside, the property benefits from gardens to both the front and rear, with the rear garden being secured by gates, offering an added sense of privacy and security. A driveway to the front provides off-road parking, while gated access at the rear also adds flexibility and further parking options. Situated close to a range of local amenities, schools, and transport links, this property represents an ideal opportunity for buyers wanting a home they can make their own. Early viewing is strongly recommended.

Entrance Hall

Entering the property reveals laminate flooring and a generous space.

WC

2' 10" x 6' 0" (0.86m x 1.82m)

The WC has an opaque window to the side elevation, a tiled floor and WC.

Lounge/Diner

20' 5" x 12' 2" (6.23m x 3.70m)

The lounge-diner has a window to the front elevation, French doors to the rear elevation, a radiator and laminate flooring.

Kitchen

8' 0" x 9' 11" (2.44m x 3.02m)

The kitchen has a window to the rear elevation, door to the side and laminate flooring. There is also a modern range of fitted units with a one and a half sink and drainer, plumbing for a washing machine along with an electric oven and hob with an extractor over.

First Floor Landing

The first floor landing has a window to the side elevation, access to the loft, a carpeted floor and built in cupboard.

Bedroom One

11' 2" x 12' 2" (3.41m x 3.70m)

Bedroom one has a window to the rear elevation, a radiator and vinyl flooring.

Bedroom Two

8' 11" x 12' 2" (2.72m x 3.70m)

Bedroom two has a window to the front elevation, a radiator and vinyl flooring.

Bedroom Three

7' 11" x 10' 1" (2.41m x 3.07m)

Bedroom three has a window to the rear elevation and a carpeted floor.

Bathroom

5' 4" x 6' 8" (1.63m x 2.02m)

The bathroom has an opaque window to the front elevation, a heated towel rail and laminate flooring. There is also a white suite with a WC, vanity basin and a bath with a glass screen and mains shower over.

Off kitchen

Off the kitchen and served by doors to the front and rear garden there is an enclosed passage way with two handy storage outbuildings.

Outside

To the front gates open to reveal the driveway and off road parking. There is also a front garden area with a lawn and perimeter hedge. The rear garden is a great size and dominated by a large lawn. There are also further timber gates which open to reveal secure off road 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.

Broadband and Telecom Communications

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

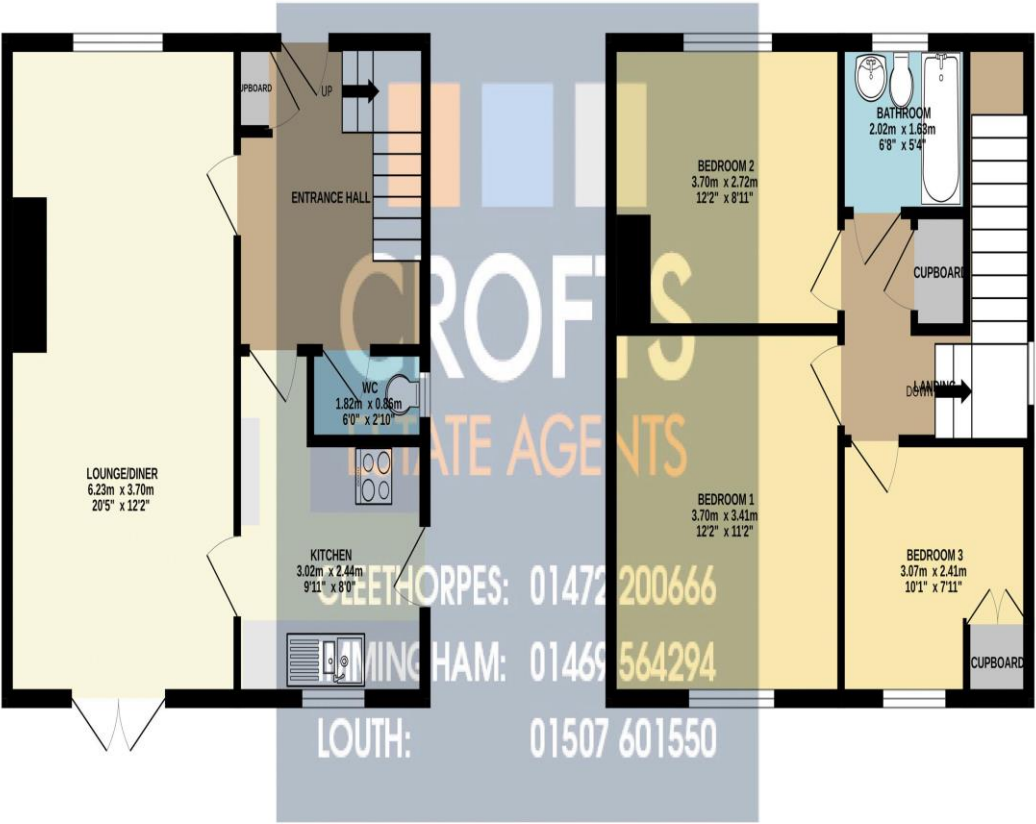
Viewings

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



GROUND FLOOR
41.1 sq.m. (442 sq.ft.) approx.

1ST FLOOR
41.3 sq.m. (444 sq.ft.) approx.



TOTAL FLOOR AREA : 82.4 sq.m. (887 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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