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Westward Ho

Grimsby
DN34 5AF

Offers in the Region Of £287,500

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Property Introduction

Located in the sought-after Westward Ho area of Grimsby, this charming 1935 semi-detached home blends traditional character with spacious living. Set on a generous plot, the property features well-maintained gardens to both the front and rear, offering ideal outdoor space for families or keen gardeners. A private driveway and detached garage provide ample off-road parking and secure storage. Inside, the ground floor offers a versatile layout, beginning with a welcoming lounge and separate dining room, perfect for entertaining. The breakfast kitchen is well-appointed and ideal for family living, while a cosy sitting room offers additional relaxation space. A convenient ground floor WC adds practicality. Upstairs, the property boasts three generous double bedrooms, with the master benefiting from a modern en-suite shower room. A well-sized family bathroom serves the remaining bedrooms. Throughout, the home retains period charm with high ceilings and traditional features, while offering scope for further modernisation if desired. This well-located home is within easy reach of local amenities, schools, and transport links, making it a perfect choice for growing families or anyone seeking a spacious home in a popular residential area. Early viewing is highly recommended to fully appreciate all this property has to offer.

Entrance Hall

Entering through the entrance porch reveals a welcoming space with an opaque window to the side elevation, coving to the ceiling, a radiator and Parquet flooring.

W/c

The WC has an opaque window to the side elevation, a radiator, carpeted floor, WC and basin.

Dining Room

12' 11" x 11' 10" (3.94m x 3.60m)

The dining room has a bay window to the front elevation, coving to the ceiling, a radiator and a carpeted floor. There is also a feature fire place.

Lounge

15' 11" x 11' 10" (4.84m x 3.60m)

The lounge has French doors with a window to the rear elevation, coving to the ceiling, a radiator and a carpeted floor. There is also a feature fire place.

Sitting Room

8' 11" x 9' 1" (2.72m x 2.76m)

The sitting room has French doors with a window either side to the front elevation, a Velux window, LVT flooring and a modern radiator.

Breakfast Room

9' 11" x 7' 5" (3.02m x 2.25m)

The breakfast room has LVT flooring, built in storage and access to the pantry.

Kitchen

9' 5" x 8' 11" (2.88m x 2.71m)

The kitchen has a window to the rear elevation, LVT flooring and range of modern fitted units with Marble work tops along with a one and a half sink and drainer. plumbing for a washing machine, an electric oven and gas hob with an extractor over.

Lobby

Off the kitchen with a door to the rear garden and garage.

First Floor Landing

The first floor landing has an opaque window to the side elevation, access to the loft and a carpeted floor.

Bedroom One

13' 0" x 11' 10" (3.95m x 3.60m)

Bedroom one has a window to the front elevation, coving to the ceiling, a radiator and a carpeted floor.

En-suite

8' 2" x 8' 11" (2.49m x 2.72m)

The en-suite has an opaque window to the front elevation, a heated towel rail and a carpeted floor. There is also a white suite with a WC, vanity basin and a shower cubicle with a mains shower. There is also a range of fitted wardrobes.

Bedroom Two

15' 11" x 11' 10" (4.86m x 3.61m)

Bedroom two has a window to the rear elevation, coving to the ceiling, a radiator and a carpeted floor.

Bedroom Three

9' 4" x 9' 0" (2.84m x 2.74m)

Bedroom three has a window to the rear elevation, coving to the ceiling, a radiator and a carpeted floor.

Bathroom

9' 10" x 6' 0" (3.00m x 1.82m)

The bathroom has two opaque windows to the side elevation, a heated towel rail and a superb suite with a WC, basin, free standing bath and a shower cubicle with a mains shower.

Garage

22' 1" x 8' 4" (6.73m x 2.55m)

The garage has an electric door to the front, electrics and window to the rear.

Outside

The front garden has a low maintenance area with an assortment of established shrubs and path to the front door. There is also a driveway to the front providing off road parking and access to the garage. The rear garden has a well kept lawn with a patio area ideal for alfresco dining, established shrubs and is all enclosed by perimeter fencing. There is also a lovely private garden off the sitting room which makes a lovely setting or place to relax and entertain.

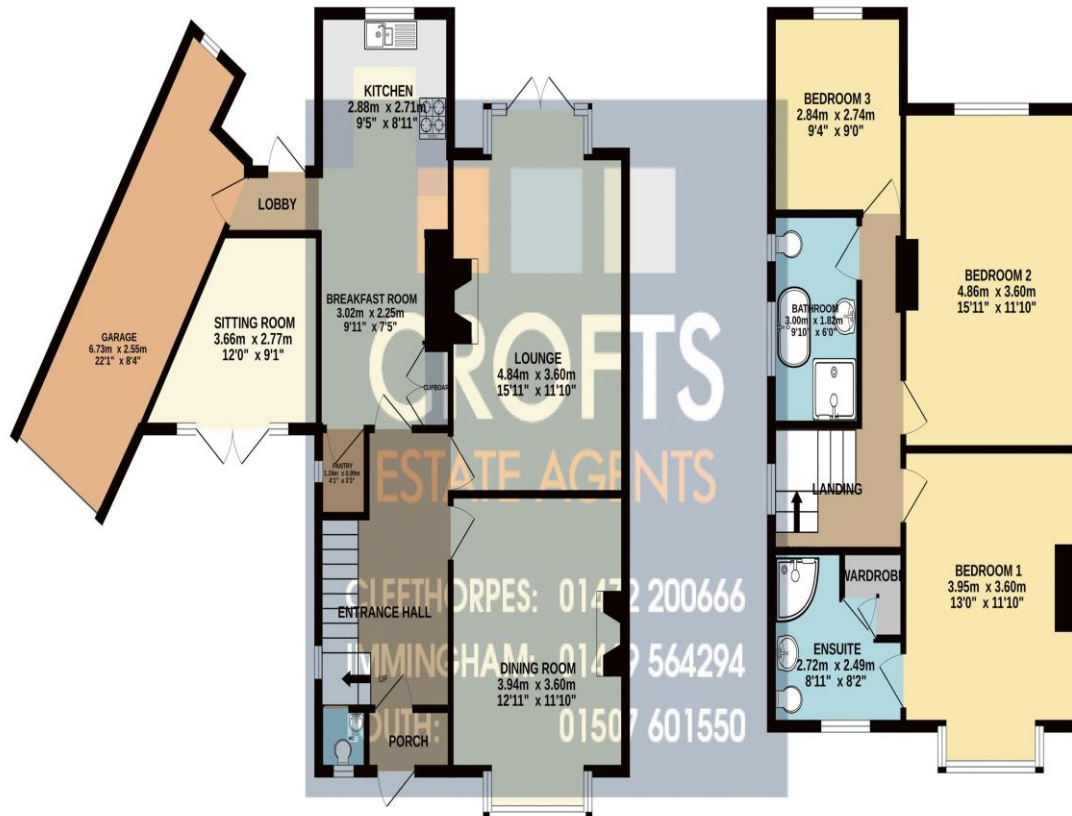
Tenure

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



GROUND FLOOR
84.1 sq.m. (905 sq.ft.) approx.

1ST FLOOR
59.4 sq.m. (639 sq.ft.) approx.



TOTAL FLOOR AREA : 143.5 sq.m. (1545 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		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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