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Cormorant Drive, Grimsby



When it comes to  
property it must be





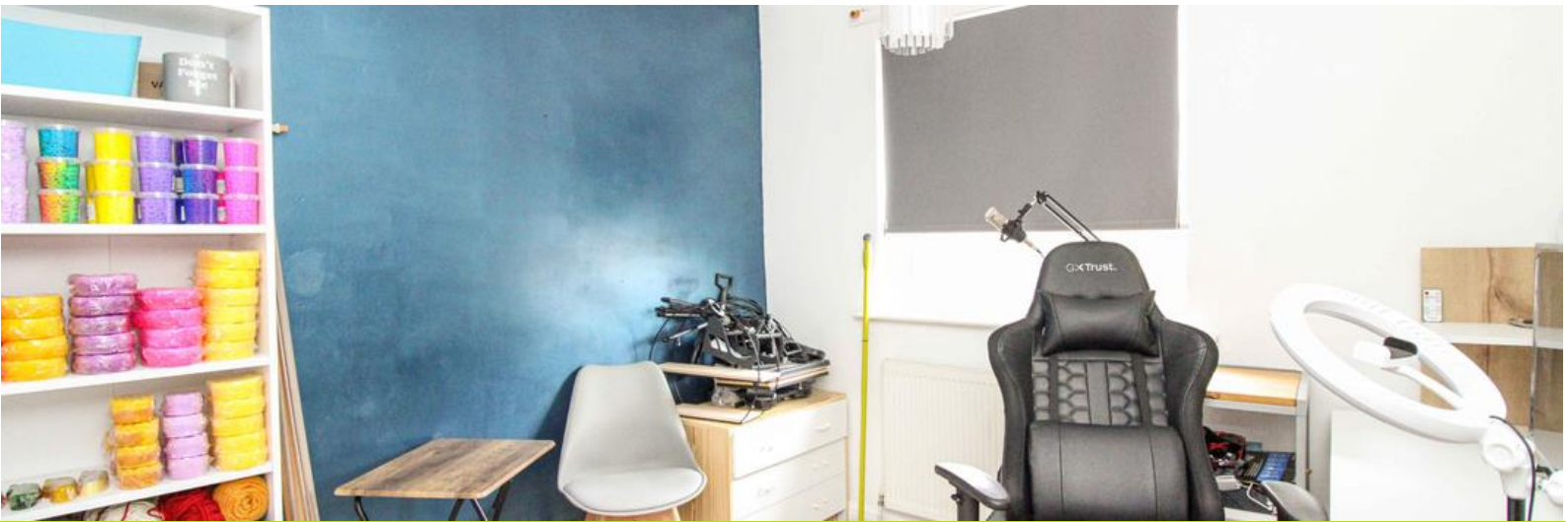
Offers over £239,950.



Spacious three-bedroom detached house located on the outskirts of Grimsby Town Centre.

#### Key Features

- Detached House
- Three Bedrooms
- Exquisite Bathroom
- Spacious Kitchen
- Two Reception Rooms
- Off-Road Parking & Garage
- EPC rating D
- Tenure: Freehold





Lovelle offers to market with NO FORWARD CHAIN this delightful three-bedroom detached house boasting a full width single storey extension to the rear, offering spacious and well presented accommodation benefiting from uPVC double glazing and gas central heating throughout. Externally there is ample off-road parking, single garage and private rear garden. Located within the sought after 'Manor Garth' development situated on the outskirts of Grimsby Town Centre. Positioned well for ease of access to a vast range of local amenities, excellent local schooling, open countryside, and links to the A180/M180. Viewing is recommended!

### Hall

N/a

Welcoming hall with wood effect laminate flooring flowing through to the lounge.

### Cloakroom

N/a

Wash hand basin, wc, radiator and window.

### Lounge

Tastefully decorated with wood effect laminate flooring and a feature electric fire. Two radiators and return staircase leading to the first floor. Window to the front elevation and french doors opening into the dining room.

### Dining Room

2.77m x 3.15m (9.1ft x 10.3ft)

Well presented, radiator and sliding door leading to the rear garden.

### Kitchen

2.69m x 5.96m (8.8ft x 19.6ft)

Well fitted wall and base units with complimentary worktops over incorporating sink with mixer tap and gas hob with extractor over. Built-in oven, plumbing for washing machine and dishwasher. Radiator, window and entrance door leading to the rear garden.

### Landing

N/a

Storage cupboard and loft access.

### Bedroom 1

2.86m x 3.02m (9.4ft x 9.9ft)

Stylishly presented, radiator and window to the front aspect.

### Bedroom 2

3.22m x 3.93m (10.6ft x 12.9ft)

Superb size with radiator and window to the rear aspect.

### Bedroom 3

2.7m x 2.76m (8.9ft x 9.1ft)

Wood effect laminate flooring, radiator and window to the rear aspect.

## Bathroom

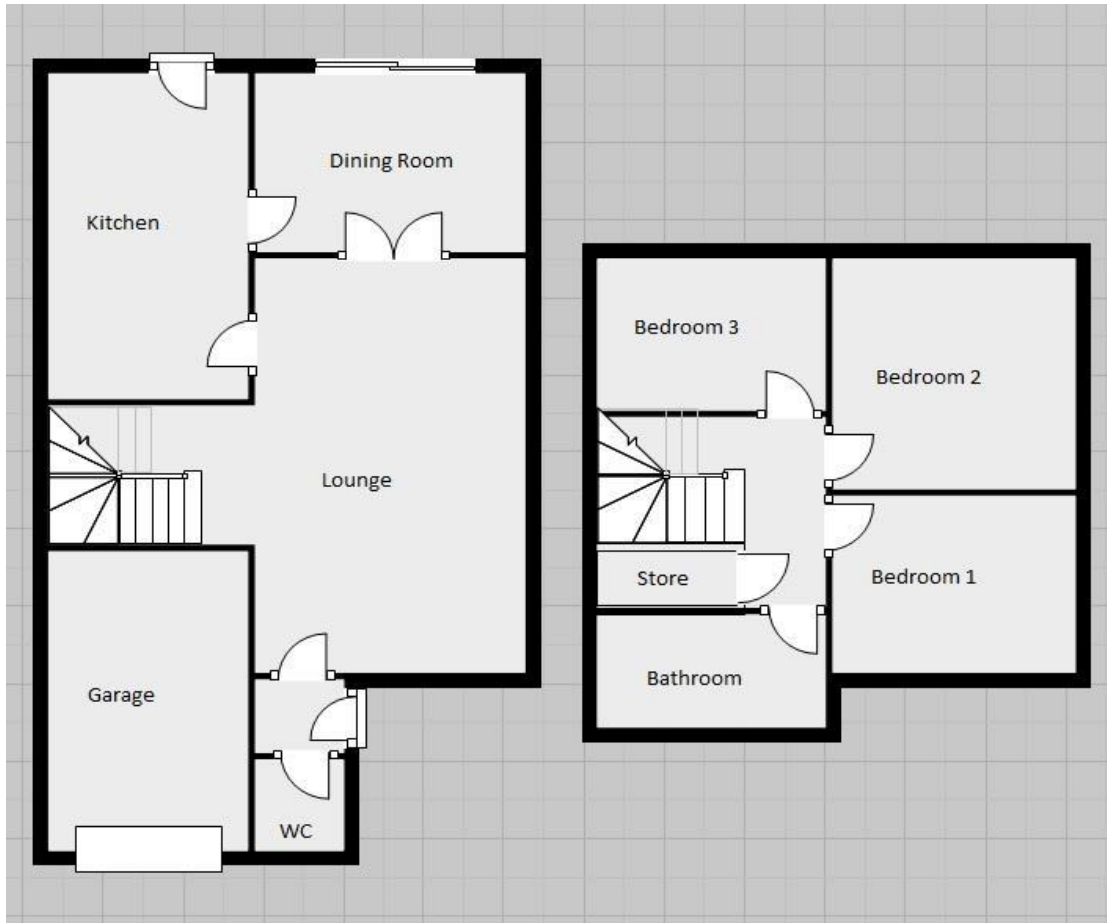
2.67m x 2.45m (8.8ft x 8ft)

An exquisite suite comprising of a panelled p-shape bath with rainfall shower head over, white high gloss vanity units incorporating wash hand basin and wc. Towel radiator, extractor fan and window.

## Outside

N/a

To the front of the property is a driveway providing ample off-road parking and vehicle access to the garage. Lawn area with mature hedge to boundary. To the rear is a private garden with lawn and patio areas.



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