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## Plot 4 - The Duchess, Kings Grove, Grimsby



When it comes to  
property it must be

  
lovelle



£415,000



PLOT 4 - THE DUCHESS, KINGS GROVE, GRIMSBY

### Key Features

- Substantial Detached Family Home
- Choice of High Quality Kitchens
- Choice of Ceramic Tiles
- High Quality Finish
- Many Security Features as Standard
- 10 Year LABC Guarantee
- EPC rating B
- Tenure: Freehold



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**National  
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### Entrance Hall

### Lounge

3.84m x 5.05m (16.7ft X 12.7ft)

### Kitchen Dining Area

7.10m x 3.02m (23.4ft x 9.11ft)

Choice of high quality kitchen with stainless steel oven, hob and extractor.

### Family Room

3.92m x 3.39m (12.11ft x 11.1ft)

### Utility Room

### Cloakroom

### Landing

### Bedroom One

5.10m x 3.84m (16.9ft x 12.7ft)

### En-Suite

### Bedroom Two

2.96m x 4.7m (9.9ft x 13.4ft)

### Bedroom Three

3.12m x 3.02m (10.3ft x 9.11ft)

### Bedroom Four

3.5m x 2.96m (10ft x 9.9ft)

### Family Bathroom

### Second Floor Landing

### Bedroom Five

4.37m x 4.6m (14.4ft x 13.4ft)

### En-Suite

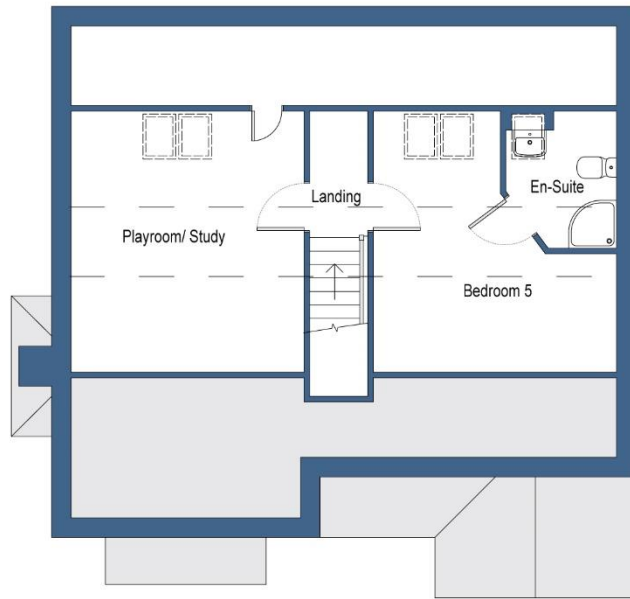
### Playroom/Study

4.37m x 3.89m (14.4ft x 19.9ft)

### Outside

The rear garden provides the perfect space for children or pets, being fully enclosed.





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