

Buy. Sell. Rent. Let.


lovelle



Eaton Court, Grimsby



3



2



2

When it comes to
property it must be


lovelle



£219,950

 3
  2
  2

**** NO CHAIN **** This well-maintained, three-bedroom detached home in a peaceful town center position offers spacious living with unique features, requiring some modernisation, and boasts convenient access to local amenities, schools, and public

Key Features

- Detached House
- Three Bedrooms
- Two Reception Rooms
- Two Bathrooms
- Popular Town Centre Location
- Driveway & Garage
- EPC rating C
- Tenure: Freehold





**** NO CHAIN **** For sale is this well-maintained, three-bedroom, detached property located in a peaceful town centre residential area. Despite requiring some modernisation, this property offers a fantastic opportunity for families seeking a spacious home with a host of unique features and convenient access to local amenities, schools, and public transport links.

Upon entering the property, you are greeted by a welcoming entrance hall that benefits from a cloakroom fitted with a wc and sink. The property boasts two reception rooms, both offering dual aspect windows that bathe the rooms in natural light. Reception room one serves as a cosy lounge, complete with a living flame gas fire - perfect for those relaxed evenings at home. Reception room two is a dining room, providing ample space for family meals and entertaining guests. Notably, it features a sliding door that opens up to the property's garden. This outdoor space is a real asset to the property, offering plenty of room for outdoor relaxation or children's play.

The property's kitchen is practical and convenient, equipped with an oven and gas hob, along with plumbing for a washer and dishwasher, and space for a tumble dryer. There are three bedrooms within the property, two of which are double rooms. Both double bedrooms benefit from built-in wardrobes and dual aspect windows. The master bedroom offers the added luxury of an en-suite bathroom, fitted with a shower, sink with vanity unit, wc, and a towel radiator. The third bedroom is a single room, perfect for a child's bedroom or home office.

In addition to the en-suite, the property also features a fully tiled family bathroom. Complete with a bath, shower, wc, and sink, this bathroom provides excellent facilities to meet a busy family's needs.

One of the key unique features of the property is its garage and additional parking space. This, along with the beneficial uPVC double glazing and gas central heating, makes the property an attractive prospect for prospective buyers.

In summary, this property provides an excellent opportunity for families to create their perfect home. With its spacious rooms, practical features, and ideal location, this property is sure to attract a great deal of interest. Please contact us today to arrange a viewing.

Measurements

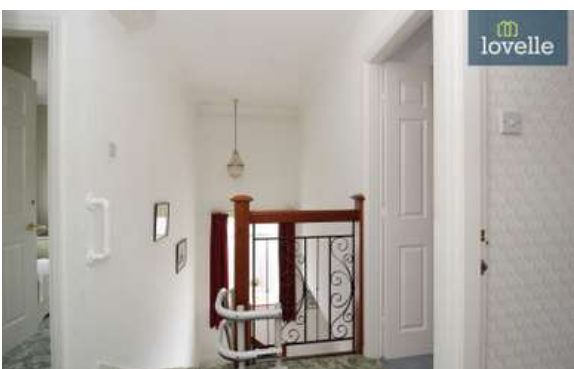
Hall 4.04m X 3.73m
Cloakroom 1.57m X 1.02m
Lounge 4.76m X 3.49m
Dining Room 4.43m X 3.48m
Kitchen 3.85m X 2.48m
Bedroom 1 4.03m X 2.96m
En-suite 1.58m X 2.32m
Bedroom 2 3.66m X 4.04m
Bedroom 3 2.11m X 3.55m
Bathroom 2.53m X 2.73m

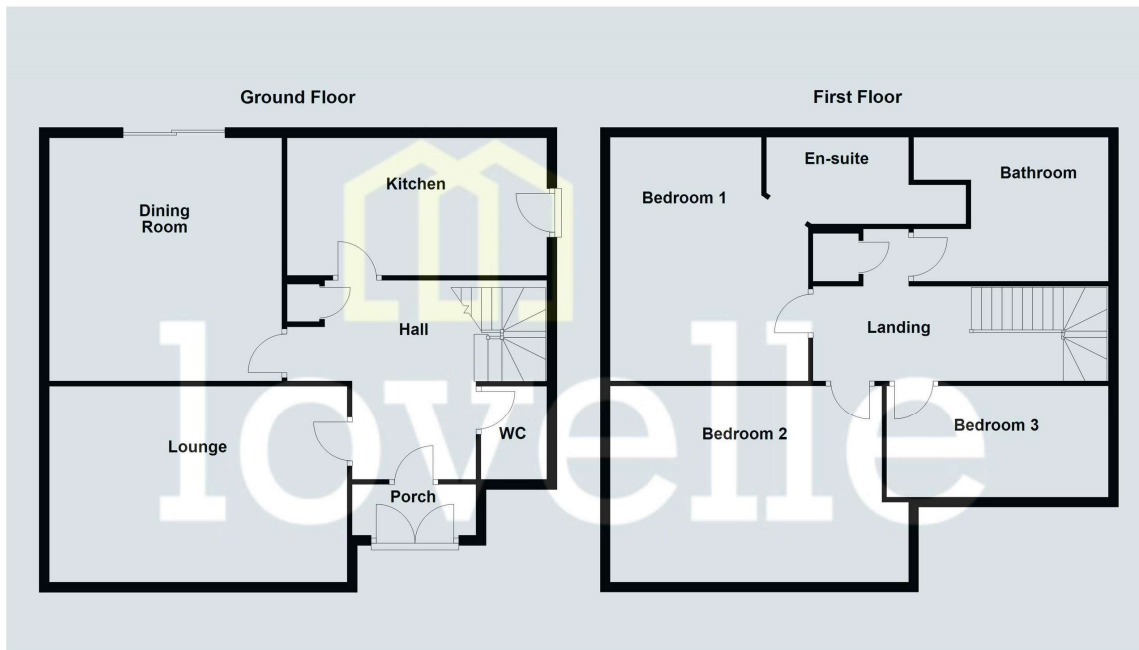
Disclaimer

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

Broadband and mobile

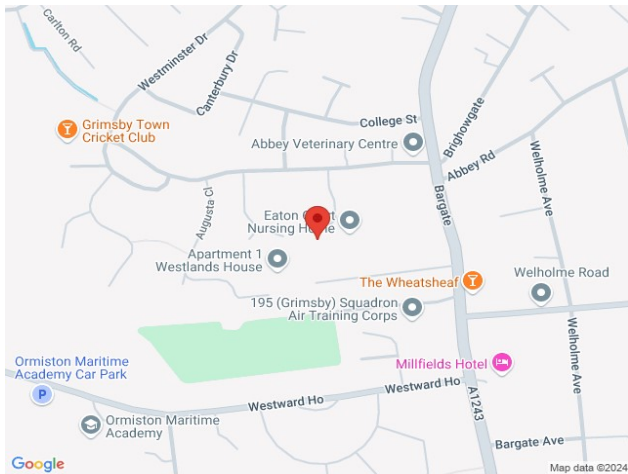
It is advised that prospective purchasers visit checker.ofcom.org.uk in order to review available wifi speeds and mobile connectivity at the property.





Please be advised that the floor plan is not drawn to scale and is to be used for illustrative purposes only.
Plan produced using PlanUp.

Eaton Court, Grimsby



When it comes to **property**
it must be


lovelle

01472 251918
grimsby@lovelle.co.uk

