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Anderby Drive, Grimsby



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£194,950

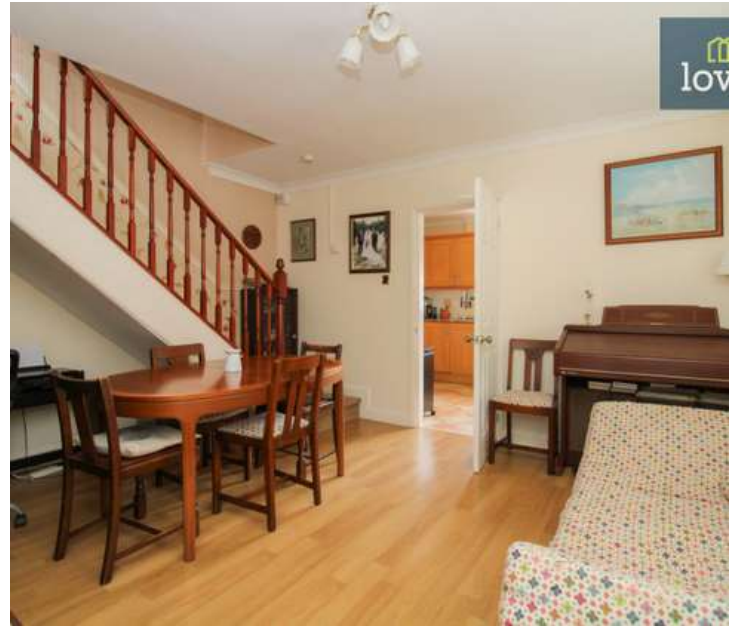
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A charming detached property located in a vibrant community with excellent transport links, local amenities, and schools, featuring three bedrooms, three reception rooms, modern kitchen, ample off-road parking, and pleasant gardens, making it ideal for families or first-time buyers.

**Key Features**

- Delightful detached property
- Strong local community
- Green spaces nearby
- Three comfortable bedrooms
- Well-appointed oak-faced kitchen with laundry room
- Three unique reception rooms
- EPC rating D
- Tenure: Freehold







For sale is a delightful detached property situated in an area renowned for its strong local community, green spaces, walking and cycling routes. The property benefits from good public transport links and is in proximity to local amenities and schools, making it an ideal purchase for families or first-time buyers.

This splendid residence is in good condition and boasts a convenient layout. Upon entering the property, you are greeted by a welcoming entrance hall. A cloakroom off the hall houses a WC and sink, providing a practical space for guests.

The heart of the home is the well-appointed kitchen, fitted with oak-faced units, a sink, dishwasher, and fridge. A convenient laundry room is also found here. The kitchen is complemented by an oven and hob, ideal for all your cooking needs.

The house features three reception rooms, each offering a unique ambiance. The first reception room, a cosy lounge, is accentuated with a feature electric fire and a large window that floods the room with natural light. The second reception room is a dining room, easily accessible through double doors from the lounge. It also serves as the access point to the first floor. The third reception room is a sunroom, providing a tranquil space for relaxation.

The property offers three comfortable bedrooms; two spacious double rooms and one single. The first double bedroom features built-in wardrobes, while the second has wardrobes included and the unique addition of a shower cubicle. The single bedroom is also spacious and includes built-in wardrobes.

The property's bathroom features a bath, sink, and WC, ensuring all your family's needs are met.

Unique features of this property include uPVC double glazing and gas central heating, a large driveway, garage, and car port, providing ample off-road parking. Pleasant gardens surround the property, with a handy shed included.

This home successfully combines practicality and comfort, creating a warm and inviting living space. With its excellent location and unique features, this property is sure to attract a lot of interest. Don't miss out on this fantastic opportunity to own a piece of this vibrant community.

## Measurements

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Entrance Hall 1.80m x 1.63m  
Cloakroom 1.63m X 1.80m  
Lounge 3.47m X 4.10m  
Dining Room 4.44m X 3.80m  
Sun Room 3.42m X 1.60m  
Kitchen 2.70m X 4.23m  
Laundry Room 1.22m X 1.86m  
Bedroom 1 3.63m X 2.64m  
Bedroom 2 4.20m X 2.80m  
Bedroom 3 2.35m X 2.63m  
Bathroom 1.82m X 2.21m



## Disclaimer

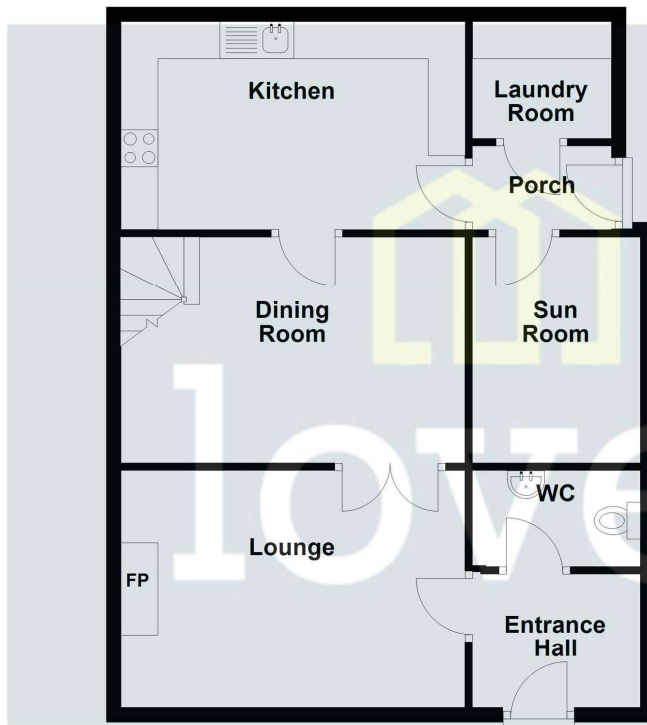
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## Mobile and broadband

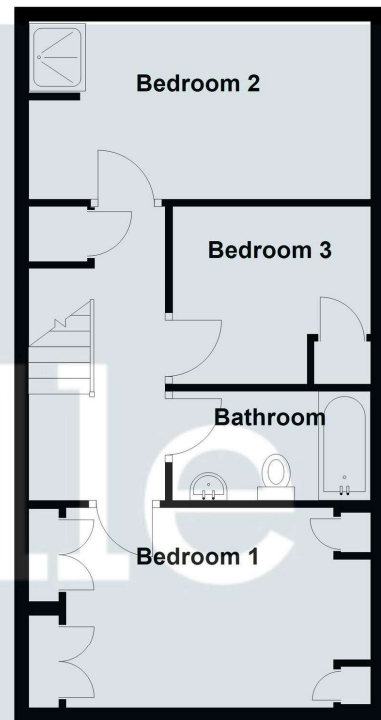
It is advised that prospective purchasers visit [checker.ofcom.org.uk](http://checker.ofcom.org.uk) in order to review available wifi speeds and mobile connectivity at the property.



**Ground Floor**



**First Floor**



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.

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