

Buy. Sell. Rent. Let.



Littlefield Lane , Grimsby



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When it comes to  
property it must be

  
**lovelle**



£150,000



A spacious three bedroom semi-detached house located in Grimsby.

### Key Features

- Semi-detached house
- Three bedrooms
- One reception rooms
- Modern kitchen & Shower room
- uPVC double glazed
- Gas central heated
- EPC rating C
- Tenure: Freehold



On offer is a semi-detached house located in a prime location with superb access to public transport links, nearby schools and local amenities. This property is ideal for both families and first-time buyers looking for a place to call home.

This house boasts three generously sized bedrooms with ample space for comfort and flexibility. The property also features a single, well-equipped kitchen, making it a perfect place for those who enjoy cooking and entertaining.

The house affords a spacious reception room, providing ample space for relaxation and socialising. You will find that this room will easily become the heart of the home where memories are created.

For your convenience, the property features a single bathroom, which will cater to the needs of a modern family or a couple.

The house comes with multiple unique features for your comfort and ease. You will benefit from the uPVC double-glazed windows offering excellent insulation, and the gas central heating system which will ensure a warm and cosy environment during the colder months.

Adding to the appeal of this property is the availability of a driveway and a garage, providing secure off-street parking, a premium feature in such a bustling area.

Also, with 'No Chain' involved in the purchase, offering the possibility of a straightforward purchase.

This semi-detached house is not just a property for sale; it's an opportunity to acquire a welcoming home in a thriving neighbourhood. Don't miss out on this rare opportunity.

## Measurements

Lounge diner 7.51m X 3.08m

Kitchen 3.40m X 2.40m

Shower room 1.66m X 2.25m

Bedroom 1 4.24m X 3.07m

Bedroom 2 3.15m X 3.52m

Bedroom 3 1.69m X 2.01m

## 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.

## 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.

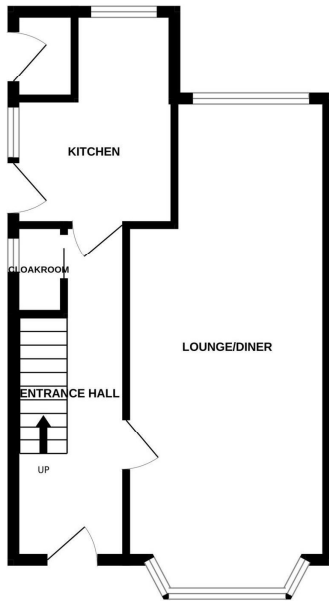
## Sold as seen

Our client is a corporate entity and therefore must advise any prospective purchaser that the property is being 'Sold As Seen' and there will be limited information available with regards to Property Information Form enquiries

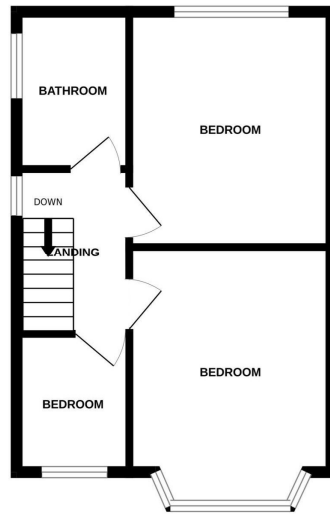
## Agent note

Per client instructions, be advised that advertising of this property will continue up until exchange of contracts.

GROUND FLOOR



1ST FLOOR



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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