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Carr Lane , Grimsby



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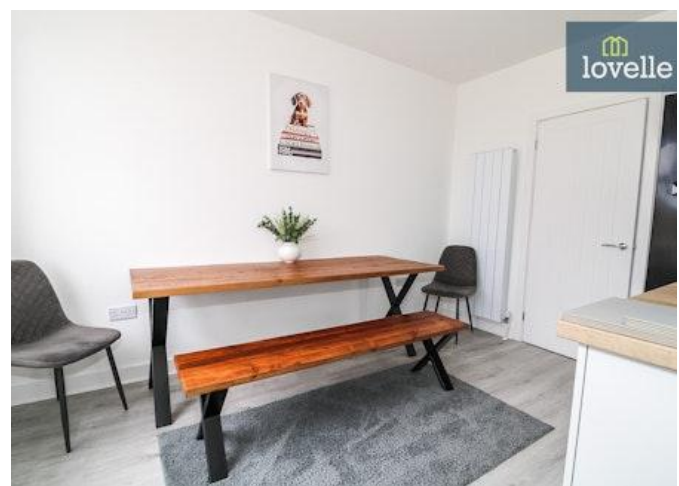
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When it comes to
property it must be


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£229,950



This immaculate, fully refurbished detached house in a sought-after location offers modern living with three spacious bedrooms, a luxury open-plan kitchen, and off-street parking, making it ideal for first-time buyers or families, and it's ready for immediate occupancy with no onward chain.

Key Features

- Detached House
- Fully Refurbished
- Generous Plot, Drive & Garage
- Three Spacious Bedrooms
- Modern Kitchen & Bathroom
- Cloakroom - WC & Sink
- EPC rating D
- Tenure: Freehold



For sale is a truly immaculate, detached house, ideally suited for first-time buyers or families. This property has been fully refurbished to the highest standards and comes with no onward chain.

The house is located in a sought-after location, conveniently situated near schools, public transport links and local amenities. The property sits on a generous plot, offering off-street parking*.

Upon entering the house, you're greeted by a welcoming entrance hall with a handy cloakroom tucked under the stairs, equipped with a sink and wc. The house boasts a spacious lounge featuring a charming bay window that allows an abundance of natural light to flow throughout the room.

The kitchen is a cook's dream; a luxury, open-plan space featuring high gloss units, oven and hob, sink, and a centre island. The kitchen also incorporates a dining area, making it an ideal space for family meals or entertaining guests.

The property also contains three generous size bedrooms, each offering ample space for comfortable living. The modern bathroom features a shower over the bath, a sink with vanity, and a wc, providing all the necessities for daily convenience.

This house benefits from uPVC double glazing, gas central heating (New Boiler with 5 Year Warranty) and full rewire, ensuring warmth and energy efficiency all year round.

In summary, this property offers a blend of modern living, space and convenience in a desirable location. It's a perfect home that's ready for its new owners to enjoy and create lasting memories.

Measurements

Lounge 3.96m X 4.77m
 Kitchen/Diner 3.72m X 5.77m
 Cloakroom 0.89m X 0.82m
 Bedroom 1 3.91m X 3.93m
 Bedroom 2 3.26m X 3.32m
 Bedroom 3 2.41m X 3.28m
 Bathroom 2.52m X 1.70m

Mobile and broadband

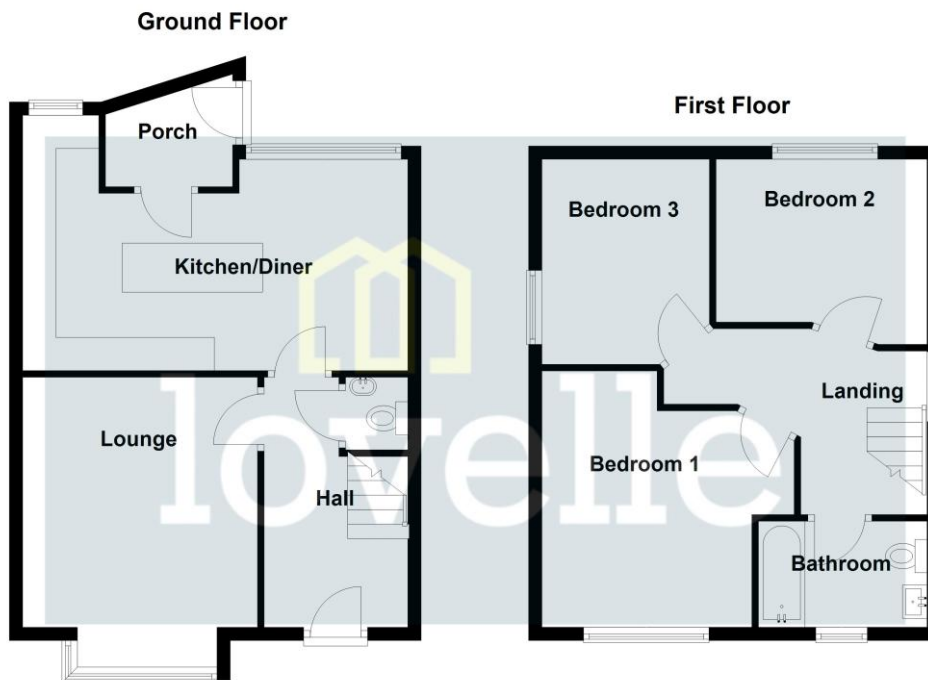
It is advised that prospective purchasers visit checker.ofcom.org.uk in order to review available wifi speeds and mobile connectivity at the property.

Driveway

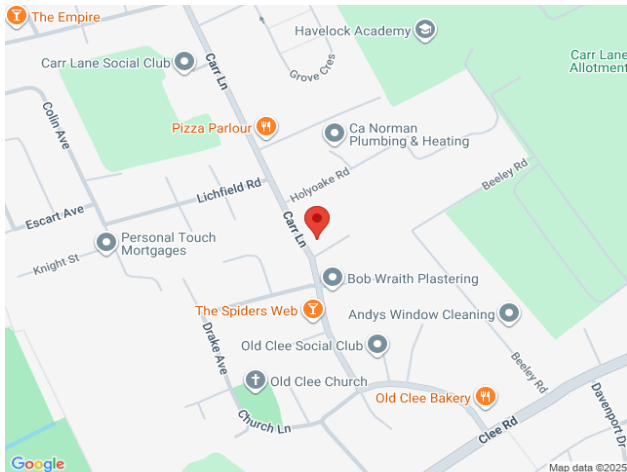
Whilst the front garden is utilised as a driveway/off-road parking, we must advise that there is currently no 'dropped curb' however permission has been granted by the council and their costs have been paid for in full, and a dropped curb will be installed.

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.



Please be advised that the floor plan is not drawn to scale and items such as window placements and bathroom/kitchen fixtures are not accurate, the plans are not to be relied upon and are to be used for illustrative purposes only.
Plan produced using PlanUp.



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