

Buy. Sell. Rent. Let.



Harewood Way, Kings Grove, Grimsby

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When it comes to
property it must be

 **lovelle**



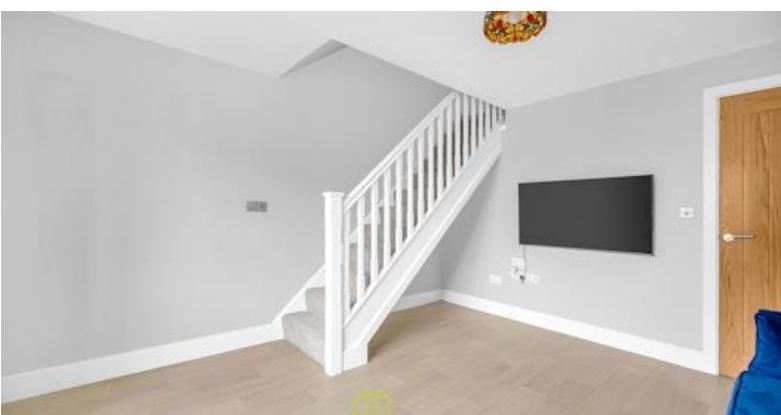
£180,000

An immaculate, modern 2-bedroom semi-detached house with driveway parking and low-maintenance landscaped garden on the popular Kings Grove development near Cleethorpes, offering a spacious lounge, contemporary kitchen-diner, stylish bathroom, gas central heating, uPVC double glazing, and convenient access to local amenities, green space, schools, and transport links.

Key Features

- Semi-Detached House
- Two Double Bedrooms
- Modern Bathroom & Kitchen
- uPVC Double Glazed & GCH
- Driveway & Landscaped Garden
- Built By Keigar Homes
- EPC rating B
- Tenure: Freehold







****NO CHAIN**** This immaculate two-bedroom semi-detached house is offered ****for sale**** on the popular Kings Grove development near Cleethorpes, built in 2025 by reputable local builders Keigar Homes. The property will appeal to first-time buyers, investors, couples and retirees seeking a modern home with good access to local amenities and green space.

An entrance hall leads to a cloakroom with WC and sink. The ground floor features a spacious lounge with stairs to the first floor, and a contemporary kitchen fitted with modern units, oven and gas hob, sink with plumbing for a washing machine and space for a dining table. Doors open directly from the kitchen to the landscaped rear garden, which enjoys a private rear aspect and has been designed for low maintenance. Outside, there is a driveway providing off-road parking and a garden shed.

To the first floor are two double bedrooms and a well-appointed bathroom with shower over the bath, WC, sink and stylish tiling. The property benefits from uPVC double glazing and gas central heating.

The house is located close to Weelsby Woods, offering attractive walking and cycling routes. Local shops, services and supermarkets are easily accessible in both Grimsby and nearby Cleethorpes, with further leisure facilities, cafes and restaurants available along Cleethorpes seafront.

Nearby schools include a selection of primary and secondary options within a short drive, making the location suitable for households requiring access to education. Public transport links are available via Grimsby Town railway station, which provides services to Cleethorpes, Manchester and other regional destinations, with journey times to Manchester of around 2 hours, subject to timetable. Regular bus services operate across the wider area, connecting residential neighbourhoods with town centre amenities.

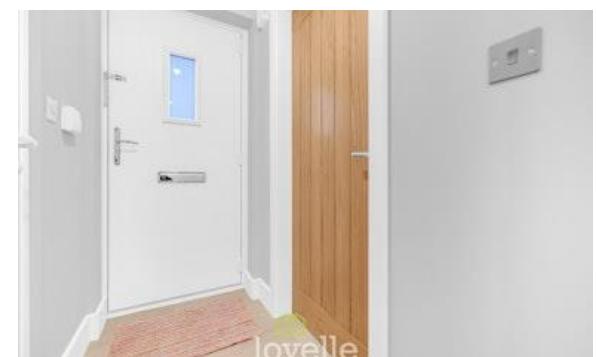
Disclaimer

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.

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.





Site Service Charge

All Homes form part of a Management Company.

The Management Company Service Charge:

The management company is responsible for the maintenance schedule and 3rd party insurances relating to the open space including the maintenance of the Public Right of Way and watercourse. It is also responsible for the maintenance of the on development surface water storage crates and the Surface Water lift pump. The management company will provide financial statements each year.

The estimated budget for the service charge will be £100.00 per year.



Ground Floor

Approx. 29.4 sq. metres (316.8 sq. feet)



First Floor

Approx. 29.2 sq. metres (314.7 sq. feet)



Total area: approx. 58.7 sq. metres (631.4 sq. feet)

The provided floor plan is intended for general informational purposes only and may not accurately represent the exact dimensions, layout, or features of the property. The floor plan should not be relied upon for making decisions about purchasing, renting, or modifying the property. Actual measurements and features may vary. It is recommended that interested parties conduct a physical inspection of the property to verify the accuracy of the floor plan and obtain specific information about the property's condition, amenities, and any other relevant details.

Plan produced using PlanUp.

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