



10 Little John Street, Grimsby, DN34 4AQ
£125,000

Key Features:

- Extended Mid Terrace Home
- Quiet Cul De Sac Location
- Three Bedrooms
- Two Reception Rooms
- Full Width Kitchen Extension
- Utility Room
- First Floor Family Bathroom

Situated in a quiet cul-de-sac, this extended three bedroom mid terrace home offers spacious and well-planned accommodation, ideally suited to first-time buyers and young families. Conveniently positioned close to Cromwell Road, the property enjoys easy access to local amenities, transport links and is within a short distance of the town centre. The accommodation is arranged to provide an excellent flow throughout the ground floor, comprising an entrance hall, a comfortable lounge with glazed double doors opening into the dining room, and a full-width fitted kitchen extension beyond. The kitchen is well equipped with an extensive range of fitted units, integrated oven, induction hob, fridge and dishwasher, while a separate utility room provides further storage together with space and plumbing for laundry appliances. To the first floor are three good sized bedrooms, all served by a family bathroom fitted with a vanity unit and a panelled bath with shower over. Outside, the property benefits from an enclosed lawned rear garden together with the added convenience of a rear access passage running adjacent to the property.



LOUNGE

10'7" x 10'0" (3.24 x 3.06)

DINING ROOM

10'0" x 11'5" (3.06 x 3.48)

KITCHEN

12'1" x 8'0" (3.70 x 2.45)

UTILITY ROOM

7'6" x 5'9" (2.31 x 1.77)

FIRST FLOOR**BEDROOM 1**

11'5" x 10'2" (3.49 x 3.12)

BEDROOM 2

10'7" x 10'0" (3.24 x 3.06)

BEDROOM 3

10'0" x 10'2" (3.07 x 3.12)

Measured into recess

BATHROOM

7'5" x 5'3" (2.28 x 1.61)

TENURE

FREEHOLD

COUNCIL TAX

A



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing

By appointment only.

Tenure

We are advised by the vendor that the property is: As Above However, prospective purchasers should have the tenure of this property confirmed by a solicitor.

Additional Information Local Authority: North East Lincolnshire Council Telephone 01472 313 131

Services: All mains services are available or connected subject to the statutory regulations. we have not tested any heating systems, fixtures, appliances or services.

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS

Although we have taken great care to ensure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. Any references to the condition, use or appearance of the property or appliances therein, are made for guidance only, and no warranties are given or implied by this information. It is not the Agents policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries., in order to ensure that any necessary consents have been obtained. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purposes only and are not for any other use but guidance and illustration. The Agents have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore

