



## 2 FINSBURY DRIVE

GRIMSBY, DN33 3RX

£265,000  
FREEHOLD

**\*\* RECENTLY REDUCED\*\*** A handsome four-bedroom family home offering generous living space, en-suite to the principal bedroom, double garage, off-road parking and a good-sized rear garden, ideally situated close to the hospital and local amenities.



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### DESCRIPTION

This well-presented, newly built four-bedroom home offers spacious and practical accommodation, ideal for modern family living.

The property comprises four well-proportioned bedrooms, including a principal bedroom with a fitted en-suite shower room. The remaining bedrooms are served by a family bathroom. On the ground floor, there is a generous lounge providing a comfortable space to relax, a separate dining room suitable for family meals and entertaining, and a well-appointed kitchen with ample storage and workspace.

Externally, the home benefits from a double garage, additional off-road parking, and a good-sized rear garden offering plenty of space for outdoor enjoyment.

Situated close to the hospital and a range of local amenities, this attractive property combines convenience with comfortable family living.

### ENTRANCE HALLWAY

### LOUNGE

### DINING ROOM

### KITCHEN

### UTILITY ROOM

### DOWNSTAIRS W.C

### FIRST FLOOR HALLWAY

### BEDROOM ONE

### ENSUITE

### BEDROOM TWO

### BEDROOM THREE

### BEDROOM FOUR

### FAMILY BATHROOM

### GARDENS, PARKING AND DOUBLE GARAGE

## 2 FINSBURY DRIVE





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### ADDITIONAL INFORMATION

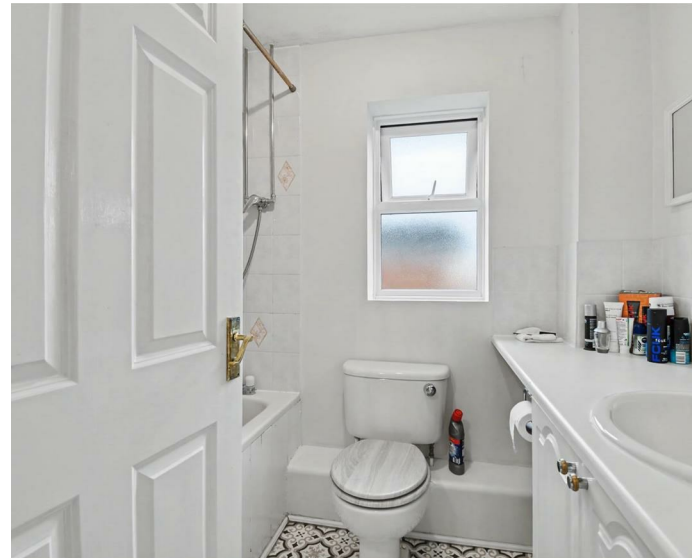
Local Authority –

Council Tax – Band E

Viewings – By Appointment Only

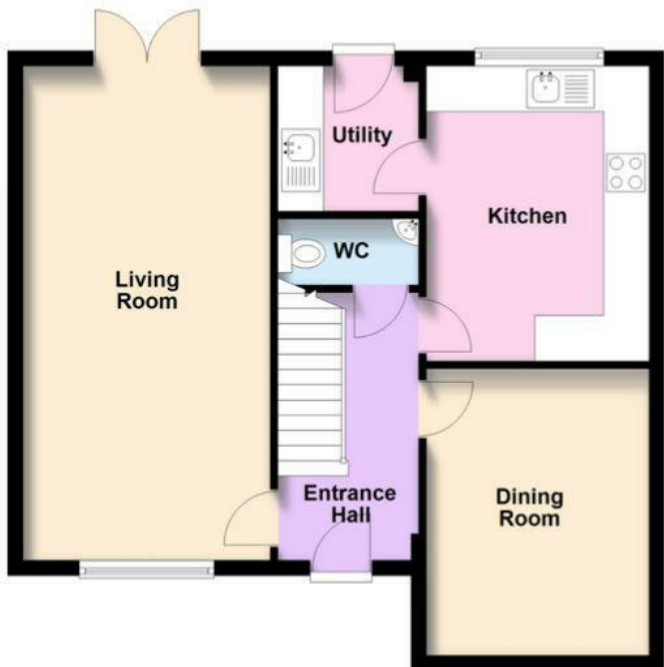
Floor Area – sq ft

Tenure – Freehold



### Ground Floor

Approx. 57.2 sq. metres (615.2 sq. feet)



### First Floor

Approx. 53.5 sq. metres (575.7 sq. feet)



Total area: approx. 110.6 sq. metres (1190.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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THE PERSONAL AGENTS

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