



22 Grainsby Avenue Cleethorpes, Lincolnshire DN35 9PA

Situated in this popular residential area of Cleethorpes, Grainsby Avenue offers excellent access to local amenities, schools, shops and transport links, as well as the beautiful Lincolnshire coastline. Cleethorpes is well known for its vibrant seafront, sandy beaches, promenade, independent cafés, restaurants and leisure facilities, making it an appealing location for families and professionals alike. This impressive three-bedroom semi-detached home has been fully refurbished by the present owners to provide a stylish, modern property presented in true turnkey condition. The accommodation comprises an entrance porch, welcoming reception hallway, open-plan kitchen/diner and separate lounge, with the first floor offering three double bedrooms and a family bathroom. A particular highlight is the converted front garage, which benefits from full planning permission for use as a hair salon, offering an excellent opportunity for those wishing to work from home. The versatile space could equally be used as a home office, studio, treatment room, gym or other useful workspace, subject to any necessary requirements. Externally, the low-maintenance front garden provides ample off-road parking, whilst the enclosed rear garden features a paved patio area, artificial grass and timber bike store. The garden is ideal for relaxing, entertaining friends and family and enjoying summer evenings outdoors. A superb, fully refurbished home offering versatile accommodation, excellent outdoor space and genuine work-from-home potential. Viewing is highly recommended to fully appreciate what this property has to offer.

Offers Over £230,000

- FULLY REFURBISHED
- THREE DOUBLE BEDROOMS
- SEMI-DETACHED HOME
- OPEN-PLAN KITCHEN/DINER
- MODERN INTERIOR
- CONVERTED GARAGE
- FULL PLANNING PERMISSION
- HOME SALON/OFFICE
- AMPLE PARKING
- ENCLOSED REAR GARDEN



MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

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ENTRANCE

Accessed via a stylish composite front door with adjoining side light panel, opening into a welcoming entrance porch.

PORCH

The welcoming porch features stylish matt flooring and a convenient cloak area, with an oak-glazed door leading through to the reception hallway.

RECEPTION HALLWAY

The welcoming reception hallway features wood-effect herringbone-style laminate flooring and a returned staircase with carpeted treads, white open-spindle balustrade and oak handrail. A useful storage cupboard is conveniently positioned beneath the stairs, alongside a radiator and stylish oak connecting doors leading to the principal rooms.



RECEPTION HALLWAY



RECEPTION HALLWAY



KITCHEN DINER

26'1" x 10'8" (widest point) (7.97 x 3.27 (widest point))

The stylish modern kitchen/diner offers generous space for a growing family, with a dedicated dining area to one end and the contemporary kitchen positioned to the other. The kitchen is fitted with an extensive range of anthracite-grey shaker-style wall and base units, complemented by solid wood worktops and tiled splashbacks. Features include a ceramic sink and drainer, induction hob with electric fan-assisted oven beneath and stainless-steel chimney-style extractor hood. Integrated appliances include a dishwasher, automatic washing machine and fridge freezer. The room is finished with attractive herringbone-style wood-effect laminate flooring, column radiator, recessed downlights and a large walk-in pantry cupboard. Two uPVC double-glazed windows and a uPVC door provide plenty of natural light and views over the rear garden, creating a bright and inviting space ideal for both everyday family life and entertaining.



KITCHEN DINER



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KITCHEN DINER



LOUNGE

12'5" x 11'8" (3.79 x 3.58)

The separate, welcoming lounge features a uPVC double-glazed window overlooking the front aspect, fitted with modern blinds. The room benefits from comfortable carpeted flooring and a radiator, creating a warm and inviting space to relax and unwind.



LOUNGE



FIRST FLOOR

FIRST FLOOR LANDING

The landing continues with quality carpeted flooring and features a white open-spindle balustrade with an attractive oak handrail. A uPVC double-glazed window to the side aspect allows natural light to flow into the space.



FIRST FLOOR LANDING



BEDROOM ONE

12'0" x 10'2" (3.66 x 3.11)

The largest of the three double bedrooms enjoys a front-aspect position, featuring a uPVC double-glazed window with a modern fitted blind. The room benefits from comfortable carpeted flooring, a radiator and ample space for wardrobes, making it a spacious and practical bedroom.



BEDROOM ONE



BEDROOM TWO

11'0" x 9'6" (3.36 x 2.92)

The second double bedroom is situated to the rear of the property and features a uPVC double-glazed window with modern fitted blinds, allowing plenty of natural light into the room. The bedroom also benefits from carpeted flooring, a radiator and ample space for wardrobes.



BEDROOM TWO



BEDROOM THREE

11'3" x 7'4" (3.43 x 2.24)

The third double bedroom is positioned to the front of the property and features a uPVC double-glazed window with modern fitted blinds, allowing plenty of natural light into the room. The bedroom also benefits from carpeted flooring, a radiator and ample space for wardrobes.



BATHROOM

7'11" x 7'8" (2.43 x 2.35)

The family bathroom is beautifully appointed with a modern white three-piece suite comprising a bath with shower over and glazed shower screen, a pedestal wash hand basin and low-flush WC. The room is finished with contemporary tiling to the splashback areas, tiled flooring, downlighting, an extractor fan and a heated towel rail. A uPVC double-glazed window to the rear, complemented by a side-light window, allows plenty of natural light to fill the space. A handy linen cupboard provides additional storage and houses the wall-mounted boiler.



OUTSIDE

THE GARDENS

The property is set back from the road, enjoying a generous open-access driveway with a low-walled boundary to the front and side. The hardstanding provides ample parking for several vehicles. To the rear, the private garden is enclosed by fenced boundaries and offers a low-maintenance outdoor space, featuring an artificial lawn with attractive shingle borders and a paved patio area. A timber bike shed provides useful additional storage, while the patio and garden create an ideal setting for relaxing and summer entertaining.



PATIO



THE GARDENS



THE GARDENS



REAR VIEW



SALON/HOME OFFICE

SALON

19'9" x 8'6" (6.03 x 2.60)

The former garage has been thoughtfully converted with full planning permission for use as a hair salon, offering a fantastic opportunity for a variety of alternative uses. Whether continued as a salon, transformed into a home office, treatment room, studio, hobby space or additional living area, this versatile space offers excellent flexibility to suit a range of needs. Accessed from the front via a uPVC double-glazed door, this hidden gem is beautifully presented and finished to a high standard. The space features stylish herringbone-effect Amtico flooring, contemporary downlighting, a uPVC double-glazed window to the front aspect and a tall column radiator. A useful kitchenette area is fitted with anthracite shaker-style base units, contrasting work surfaces and a circular stainless-steel sink, complemented by a feature tiled wall. An attractive oak concertina door provides access to the cloakroom, adding further practicality to this impressive and adaptable space.



SALON



SALON



CLOAKROOM/WC

The handy cloakroom is well appointed with a modern white two-piece suite comprising a low-flush WC and vanity wash hand basin with useful built-in storage. The room is finished with contemporary downlighting, an extractor fan and stylish herringbone-effect Amtico flooring.



TENURE - FREEHOLD

We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

COUNCIL TAX BAND & EPC RATING

Council Tax Band -
EPC -

VIEWING ARRANGEMENTS

Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

OPENING TIMES

Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm



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
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firms employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.