



10 St Giles Avenue Grimsby, North East Lincolnshire DN33 2HB

Step inside this exceptional turnkey THREE BEDROOM SEMI DETACHED FAMILY HOME, perfectly positioned in the heart of the ever-popular Scartho village. Bursting with character and beautifully presented throughout. This charming property effortlessly blends timeless original features such as high skirting boards, picture rails, elegant wall panelling, and a stunning original Minster stone fireplace with modern comforts including gas central heating and uPVC double glazing. The spacious and thoughtfully designed accommodation boasts a welcoming reception hallway, two inviting reception lounges, a stylish dining kitchen, three generously sized bedrooms and a luxurious family bathroom complete with a freestanding bath. Occupying a prime position on the highly regarded St Giles Avenue the home further benefits from a private south-facing rear garden with a paved patio and well maintained lawn with feature wooden seating area and log store, coal house, a detached garage and a driveway providing ample off-road parking. Early viewing is highly recommended to fully appreciate everything this outstanding home has to offer.

Offers Around £259,950

- TURN KEY FAMILY HOME
- ORIGINAL FEATURES
- MODERN KITCHEN DINER
- TWO RECEPTION ROOMS
- THREE BEDROOMS
- FAMILY BATHROOM
- GAS CENTRAL HEATING
- MINSTER STONE FIREPLACE
- SOUTH FACING REAR GARDEN
- VIEWING IS ESSENTIAL



MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

ENTRANCE

Accessed via the original front door with circular stain glass feature window leading into the reception hallway.



RECEPTION HALLWAY

The welcoming reception hallway sets the feel and tone for the rest of this delightful property. Having coving to the ceiling, picture rail, wall panelling to dado height with William Morris wallpaper, Victorian style radiator, engineered wood effect Herringbone style flooring, carpeted stairs with Oak handrail and white spindle balustrade leading to the first floor with a handy storage cupboard beneath and cloaks area and further storage cupboard. Finished with the original wooden stained glass window to the side aspect and original wooden connecting doors.



KITCHEN DINER

18'0" x 10'8" (5.50 x 3.26)

The hand painted wooden kitchen benefits from a large range of wall and base units with solid oak work surfaces and matching upstands including a pantry cupboard, incorporating a Belfast sink, gas hob with electric fan assisted oven beneath and stainless steel chimney style extractor hood above with modern tiling to the splashback areas. Having ample space for a freestanding fridge freezer, automatic washing machine and further appliances. Presently having a seating area but could house a family dining table. A wall mounted boiler fitted in 2018 is housed in a matching unit. Finished with modern tones to the wall panelling, William Morris wallpaper, down lights to the ceiling, solid oak flooring, two velux windows, radiator and a uPVC double glazed window with plantation shutters and door to the side aspect.



KITCHEN DINER



KITCHEN DINER



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KITCHEN DINER



SEATING OR DINING AREA



REAR RECEPTION LOUNGE

16'2" x 11'4" (4.95 x 3.46)

The rear reception room has uPVC double glazed French doors with top lights and plantation shutters overlooking the patio area. Finished in keeping with the rest of the property with coved ceiling, picture rail, panelled to dado height and William Morris wallpaper, radiator, built in storage unit with basket storage and engineered wood flooring. The main focal point is the open chimney breast with tiled hearth and and restored Victorian wooden fire surround.



REAR RECEPTION LOUNGE



REAR RECEPTION LOUNGE



REAR RECEPTION LOUNGE



LOUNGE

16'4" x 11'4" (4.98 x 3.46)

This grand room is to the front aspect and has a walk in uPVC double glazed bay window again with plantation shutters fitted, coved ceiling, picture rail, William Morris wallpaper, high skirtings and carpeted flooring. The true wow factor is the original Minster stone fire surround with cast iron grate for a real fire.



LOUNGE



LOUNGE



LOUNGE

FIRST FLOOR

FIRST FLOOR LANDING

Having continued decoration from the reception hallway with carpeted flooring, oak balustrade with wooden spindles, feature pendant lighting, uPVC double glazed window with plantation shutters to the side aspect and loft access to the ceiling. The loft has a pull down ladder, partial boarding, a light fitted and two velux windows installed.



FIRST FLOOR LANDING



STAIRS



MASTER BEDROOM

13'3" x 12'0" (4.04 x 3.68)

The master bedroom is to the rear of the property with a uPVC double glazed window having plantation shutters fitted overlooking the rear garden. Finished with a feature tongue and groove wall to picture rail, William Morris wallpaper, radiator, painted wooden floor built in wardrobes and original decorative cast iron fire surround with tiled hearth.



MASTER BEDROOM



MASTER BEDROOM



BEDROOM TWO

11'11" x 11'10" (3.65 x 3.61)

The second double bedroom is to the front aspect with a uPVC double glazed window having plantation shutters fitted, built in wardrobe, picture rail with decorative wallpaper, carpeted flooring and radiator.



BEDROOM TWO



BEDROOM THREE

8'3" x 6'4" (2.52 x 1.94)

The third bedroom is presently being used as a home office and is decorated in keeping with the rest of the house having panelling to the walls, William Morris wallpaper, picture rail, painted wooden flooring, radiator and a uPVC double glazed window with plantation shutters to the front aspect.



BEDROOM THREE



FAMILY BATHROOM

8'2" x 7'5" (2.50 x 2.27)

The family bathroom benefits from a white four piece comprising of; A walk in shower with glazed screens and Aqua style panelling to the splashbacks, feature freestanding roll top bath with hand shower attachment, pedestal hand wash basin and low flush wc. Having panelling to the walls, down lighting to the ceiling, Victorian style radiator, wood effect LVT flooring and a uPVC double glazed window with plantation shutters to the rear aspect.



OUTSIDE

THE GARDENS

The property sits away from the road with a walled front boundary and double wrought iron access gates leading to the driveway which provides ample off road parking. The front garden is well maintained with a lawn area, mature planting to the borders with shingle feature areas and fenced side boundaries. Double wooden gates lead to the further driveway and rear garden. The southerly facing rear garden is a great size with its fenced boundaries and wooden gate leading to the playing fields and park. Being mainly laid to lawn with mature planting to the borders, wood handmade seating area and wood store, finished with a paved patio ideal for summer entertaining or a relaxing coffee in the sun.



THE GARDENS



SEATING AREA



PATIO AREA



GARAGE & COAL SHED

Brick built coal store with wooden access door and detached garage with double wooden doors to the front, electric and lighting.



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 - C

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 firm's 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.