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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



Anderby Drive

Grimsby
DN37 9EU

Offers in the Region Of
£219,950

Family Haven in Prime Location This charming three-bedroom semi-detached house is the perfect home for a young upsizing family. With a beautifully designed conservatory extension to the rear, the property boasts an open-plan kitchen and dining room, ideal for family meals and gatherings. The full-width spacious lounge is flooded with natural light, providing a warm and welcoming space for relaxation. The property's accommodation includes three double bedrooms, all with fitted wardrobes, and a spacious bathroom with a separate shower. The ground floor cloakroom and useful storage cupboard add practicality, while the entrance hall and stairs and landing provide a sense of grandeur. The stunning manicured front garden and south-facing rear garden are perfect for outdoor living, with ample space for children to play. Off-street parking for four cars and a detached single brick garage provide ample parking and storage solutions. Additional storage is

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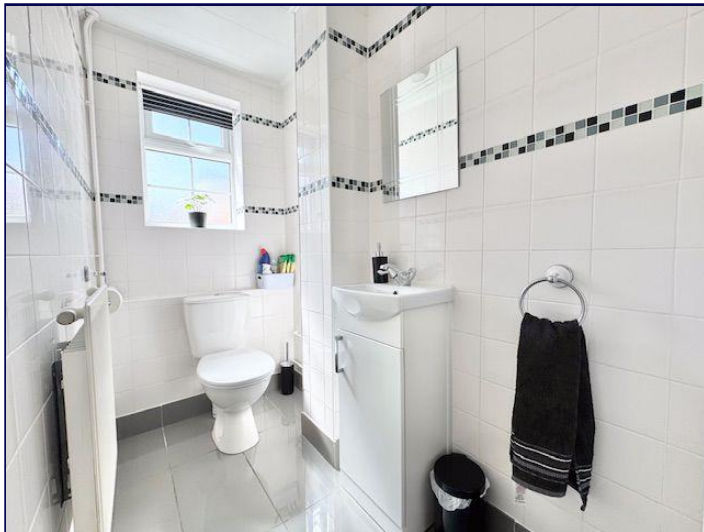
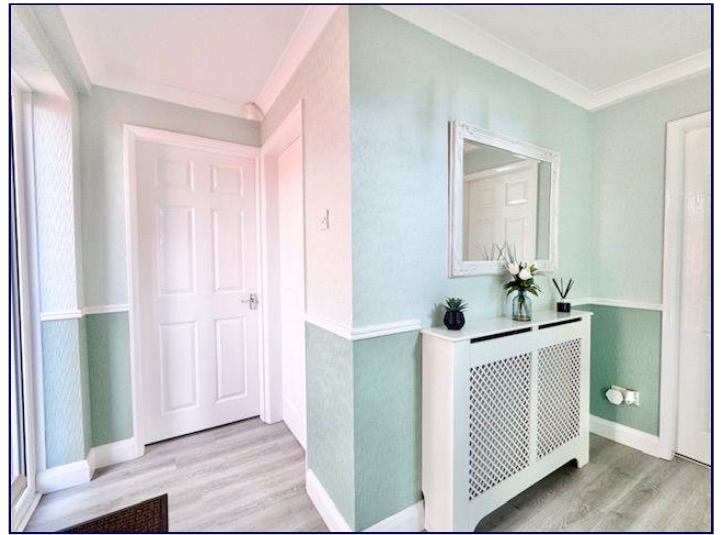
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Entrance hall

A spacious L-shaped entrance hall has uPVC frosted window and door, two storage cupboards, green decor to coving and dado rail, radiator with cover, pendant light and grey wood effect vinyl flooring.

Lounge

11' 8" x 19' 1" (3.56m x 5.81m)

A spacious full width lounge has two floating uPVC bay windows to the front, grey decor with feature wall to coving, grey carpet, radiator, stone effect contemporary fireplace with gas fire and two pendant lights.

Kitchen diner

15' 11" x 8' 10" (4.84m x 2.70m)

A spacious modern cream kitchen has generous amounts of wall and base units to two sides of the room with space for dining table and chairs. The units have charcoal worktops and stainless steel one and a half sink drainer over, white tiled splash backs, eyeliner double oven grill, gas hob and extractor, space for washing machine, dryer and tall fridge freezer, white tiled floor, cream decor to coving, French doors to the lounge, uPVC frosted door to the conservatory, radiator, uPVC window and blind and eight down lights.

Cloakroom

7' 0" x 3' 8" (2.14m x 1.12m)

A good sized cloakroom has matching white WC and sink, has white tiled splash backs, grey high gloss tiled floor, frosted uPVC window and blind, radiator and ceiling light.

Conservatory

8' 10" x 9' 2" (2.68m x 2.79m)

The conservatory extension has brick base with uPVC glazing and uPVC French doors to the rear garden, grey decor, pendant light, wood laminate and pendant light.

Stairs and landing

The stairs turn 180 degrees at the half way point past a uPVC window and have grey carpet, two tone green decor with dado rail and coving, loft access and pendant light.

Bedroom One

12' 10" x 10' 7" (3.91m x 3.23m)

The largest bedroom has grey carpet, blue decor to coving with a feature wall, fitted wardrobes with sliding doors, uPVC window, radiator and pendant light.

Bedroom Two

12' 10" x 8' 2" (3.91m x 2.48m)

With grey carpet, blue decor to coving with feature wall, uPVC window, fitted wardrobes, radiator and pendant light.

Bedroom Three

10' 8" x 9' 0" (3.24m x 2.75m)

A third double bedroom has grey decor with feature wall, laminate flooring, built in wardrobes, uPVC window, radiator and ceiling light.

Family Bathroom

14' 2" x 5' 6" (4.31m x 1.67m)

The bathroom has matching white suite with vanity sink and WC, separate enclosed shower with glass door, white tiled splash backs and aqua boarding, grey vinyl flooring, uPVC frosted window with blind, 8 down lights, extractor and chrome towel radiator.

Rear garden

A stunning rear garden has slab patio area with neat lawn with raised planted borders to two sides. A concrete path leads up one side to a timber shed and brick outbuilding with the south facing garden enclosed with tall wall and fencing. A metal gate leads back to the driveway.

Front garden

A similarly neat and tidy frontage has manicured lawn with well stocked flowering blue slate beds with timber fence to the sides and brick wall and railings to the front.

Garage and driveway

15' 3" x 8' 3" (4.66m x 2.51m)

A solid brick and rendered garage with flat felted roof has up and over metal door with built in shelving, power and light. The concrete and block paved driveway leads from metal gates and if required could provide space for four standard sized cars plus the garage of course!

Brick storage shed

5' 9" x 8' 3" (1.75m x 2.51m)

To the back of the garage is a separate storage shed with access from the garden, the shed has built in shelving and light.

Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Viewings

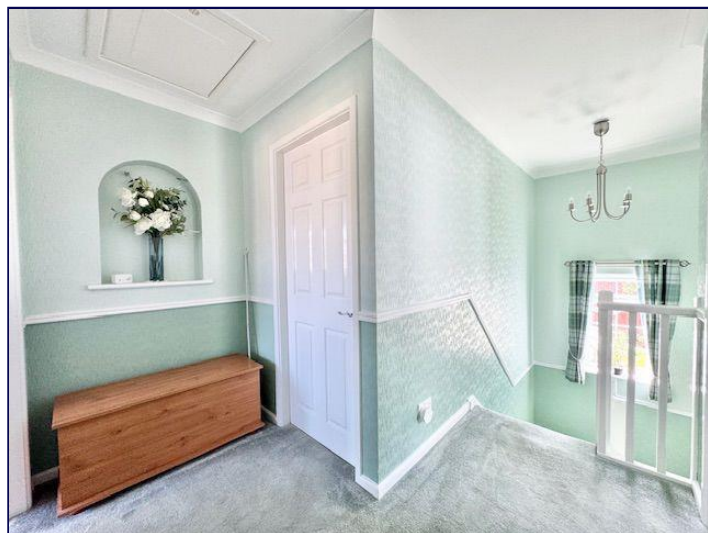
Please contact the relevant marketing office, all viewings are strictly by appointment only please.

Council Tax Information

Band B: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

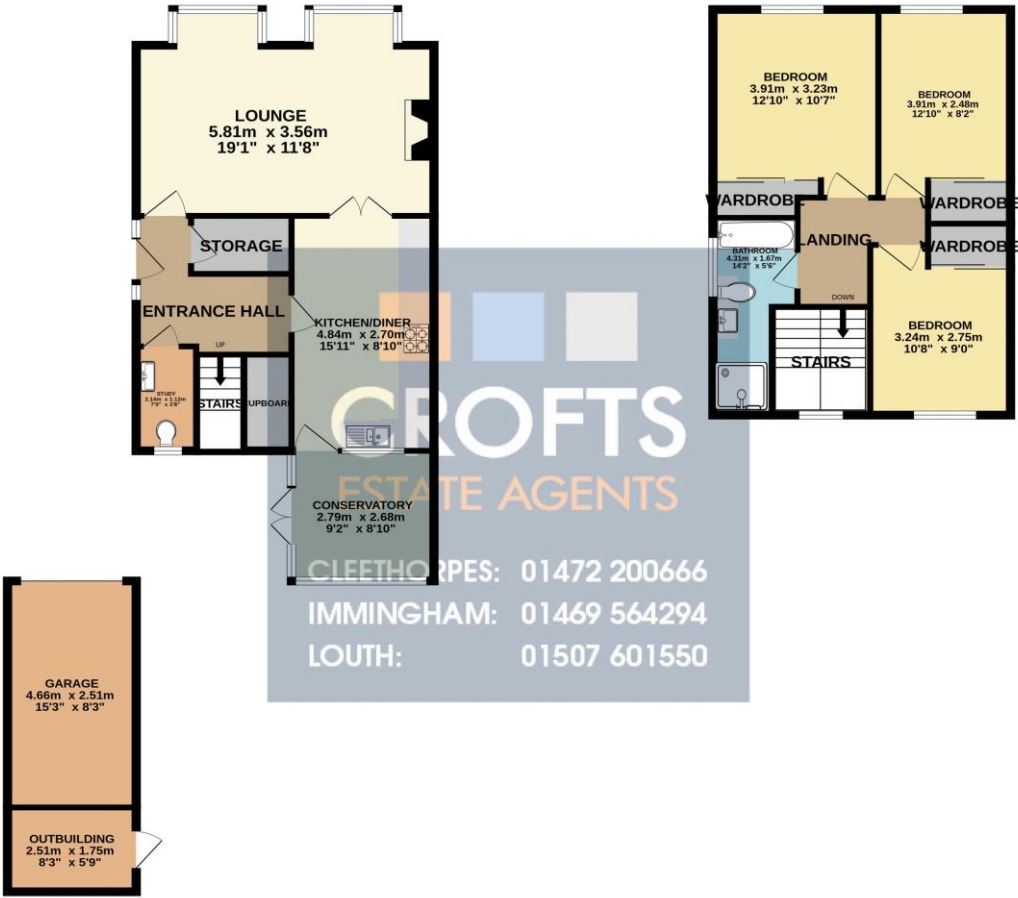
Free Valuations

We offer a free valuation with no obligation, just call the relevant



GROUND FLOOR
74.3 sq.m. (800 sq.ft.) approx.

1ST FLOOR
48.7 sq.m. (525 sq.ft.) approx.



TOTAL FLOOR AREA : 123.1 sq.m. (1325 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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