

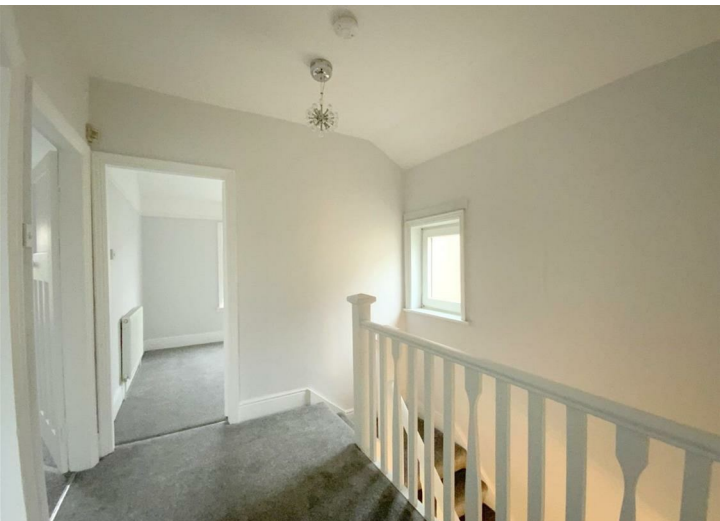


**153 Carr Lane, Grimsby, North East Lincolnshire, DN32 8JN**  
**£170,000**

## Key Features:

- Newly Refurbished Semi Detached Home
- Popular Residential Area of Old Clee
- Close Proximity to Local Schools
- Three Bedrooms
- Two Reception Rooms
- Modern Kitchen and Bathroom
- Downstairs Cloak/WC
- Low Maintenance Gardens
- Ample Driveway Parking
- No Forward Chain

A recently refurbished semi detached home located in the popular residential area of Old Clee, offering easy access to both central Grimsby and Cleethorpes, and conveniently positioned for local schools. Well presented, the accommodation includes two spacious reception rooms, providing flexible living and dining space, along with a brand-new fitted kitchen, and a downstairs cloak/WC. To the first floor are three bedrooms and a newly installed family bathroom. Completed with new flooring/carpets, and new decor further enhancing the fresh and modern feel of the home. Outside, the property features low maintenance gardens, and ample driveway parking. Offered for sale with no forward chain.



### **ENTRANCE HALL**

15'1" x 6'7" (4.62 x 2.01)

Accessed via a front entrance porch. With staircase to the first floor.

### **LOUNGE**

13'8" x 12'7" (4.19 x 3.86)

A bay fronted lounge, with Louis style fireplace, marble back and hearth.

### **KITCHEN**

12'10" x 8'11" (3.93 x 2.73)

Fitted with modern shaker style units, contrasting worktops inset with a stainless steel sink, built-in electric oven and hob, plumbing for a washing machine/dishwasher, and space for a fridge/freezer. Unit housing the gas central heating boiler. Rear aspect window, and side entrance door.

### **DINING ROOM**

14'4" x 10'11" (4.39 x 3.35)

With a rear aspect window.

### **CLOAKROOM/WC**

5'11" x 2'3" (1.82 x 0.70)

Located off the kitchen, fitted with a WC and pedestal hand basin.

### **FIRST FLOOR LANDING**

With a side aspect window.

### **BEDROOM 1**

12'8" x 12'2" (3.88 x 3.73)

To front aspect, with feature fireplace.

### **BEDROOM 2**

12'5" x 11'5" (3.80 x 3.50)

To rear aspect, a second double bedroom with feature fireplace.

### **BEDROOM 3**

8'10" x 8'5" (2.71 x 2.59)

To rear aspect.

### **BATHROOM**

7'10" x 7'4" (2.40 x 2.25)

Fitted with a pedestal basin, WC, and panelled enamel bath with overhead shower.

### **TENURE**

FREEHOLD

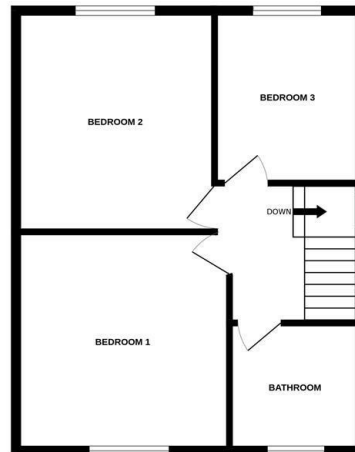
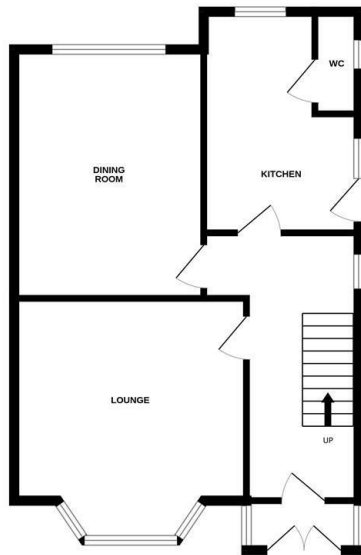
### **COUNCIL TAX BAND**

B



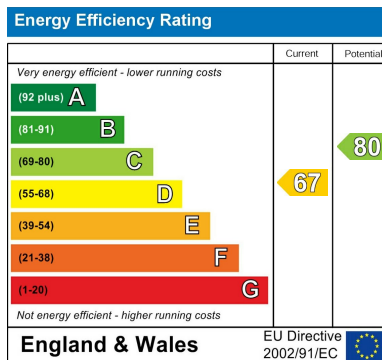
GROUND FLOOR  
579 sq.ft. (53.8 sq.m.) approx.

1ST FLOOR  
512 sq.ft. (47.6 sq.m.) approx.



TOTAL FLOOR AREA: 1092 sq.ft. (101.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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. Made with Metropia ©2015.



## 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



31 Sea View Street, Cleethorpes, North East Lincolnshire, DN35 8EU Tel: 01472 603929