



## 45 St. Nicholas Drive Wybers Wood, Grimsby, North East Lincolnshire DN37 9QD

We are delighted to offer for sale this semi detached family home on the popular Wybers Wood Development which is ideally situated for both the M180 motorway network and Grimsby town centre. The property benefits from gas central heating, uPVC double glazing and a security alarm with the accommodation comprising of; Entrance Hallway, kitchen, dining room, through lounge and to the first floor three good sized bedrooms and shower room. Sitting within well maintained gardens with a lawned garden to the front, driveway providing ample off road parking leading to the garage and lawned rear garden with paved patio, timber shed and raised vegetable patch. Viewing is highly recommended.

**£170,000**

- POPULAR LOCATION
- CLOSE TO THE A180
- SEMI DETACHED FAMILY HOME
- KITCHEN
- DINING ROOM
- THROUGH LOUNGE
- THREE BEDROOMS
- SHOWER ROOM
- WELL MAINTAINED GARDENS
- GARAGE WITH ELECTRIC DOOR.



## DRAFT DETAILS

PLEASE NOTE THESE ARE DRAFT PARTICULARS AWAITING FINAL APPROVAL FROM THE VENDOR, THEREFORE THE CONTENTS HEREIN MAY BE SUBJECT TO CHANGE AND MUST NOT BE RELIED UPON AS AN ENTIRELY ACCURATE DESCRIPTION OF THE PROPERTY.

## MEASUREMENTS

All measurements are approximate.

## ACCOMMODATION

### ENTRANCE

Access via a uPVC double glazed door with sidelight window into the hallway.



### HALLWAY

The welcoming hallway has wood effect laminate floor, coving to the ceiling, dado rail, radiator and carpeted stairs with white wooden spindle balustrade and handy underneath storage leading to the first floor.



### DINING ROOM

9'11" x 8'5" (3.04 x 2.58)

The dining room has continued wood effect laminate flooring, coving to the ceiling, radiator, uPVC double glazed window to the side aspect and the original serving hatch.



### DINING ROOM



## KITCHEN

9'4" x 8'11" (2.86 x 2.73)

The kitchen benefits from a range of white fronted wall and base units with contrasting work surfaces and tiled splashbacks incorporating a composite sink and drainer, five ring gas hob with electric fan assisted oven beneath and a stainless steel chimney style extractor hood with ample space for further under the counter appliances. Wall mounted boiler in matching unit. Finished with a uPVC double glazed window overlooking the garden and a side access uPVC double glazed door, tiled flooring and radiator.



## KITCHEN



## LOUNGE

22'10" x 12'1" (6.97 x 3.69)

The through lounge is a great size with dual aspect uPVC double glazed windows, coved ceiling, dado rail, carpeted flooring and radiator. Finished with a feature wood surround fireplace with marble style back and hearth and inset electric fire.



## LOUNGE



## LOUNGE



## FIRST FLOOR

### FIRST FLOOR LANDING

The landing has continued carpeted flooring with a white wooden spindle balustrade, coved ceiling and dado rail with ample natural light from a uPVC double glazed side window. Loft access to the ceiling with a pull down ladder, partial boarding and a light fitted.



### BEDROOM ONE

11'6" x 11'5" (3.52 x 3.49)

The largest of the three bedrooms is to the front aspect with a uPVC double glazed window, coved ceiling, wood effect laminate flooring and radiator.



### BEDROOM ONE



## BEDROOM TWO

9'11" x 11'3" (3.04 x 3.44)

The second double bedroom is to the rear of the property with a uPVC double glazed window, coved ceiling, carpeted flooring, radiator and built in airing cupboard.



## BEDROOM THREE

7'10" x 6'11" (2.39 x 2.11)

The third bedroom is to the front aspect with a uPVC double glazing, coved ceiling, wood effect laminate flooring and radiator.



## SHOWER ROOM

8'5" x 6'0" (2.58 x 1.84)

The shower room benefits from a white three piece suite comprising of; Walk in shower with glazed screen and tiled splashback, pedestal hand wash basin and low flush wc. Finished two uPVC double glazed windows to the rear aspect, tiled effect vinyl flooring and heated towel rail.



## OUTSIDE

### THE GARDENS

The property sits within well maintained gardens with a walled boundary to the front aspect with open driveway providing ample off road parking leading down to the brick garage. The front garden is mainly laid to lawn. The rear garden has fenced boundaries and is again mainly laid to lawn with a paved patio area, raised vegetable bed and timber shed.



## THE GARDENS



## THE GARDENS



## THE GARDENS



## GARAGE

17'5" x 8'3" (5.32 x 2.52)

The semi detached brick built garage has a remote electric door to the front and is fitted with electric and lighting.

## REAR VIEW



## FRONT GARDEN



## COUNCIL TAX BAND & EPC RATING

Council Tax Band - B

EPC - C

## 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.

## VIEWING ARRANGEMENTS

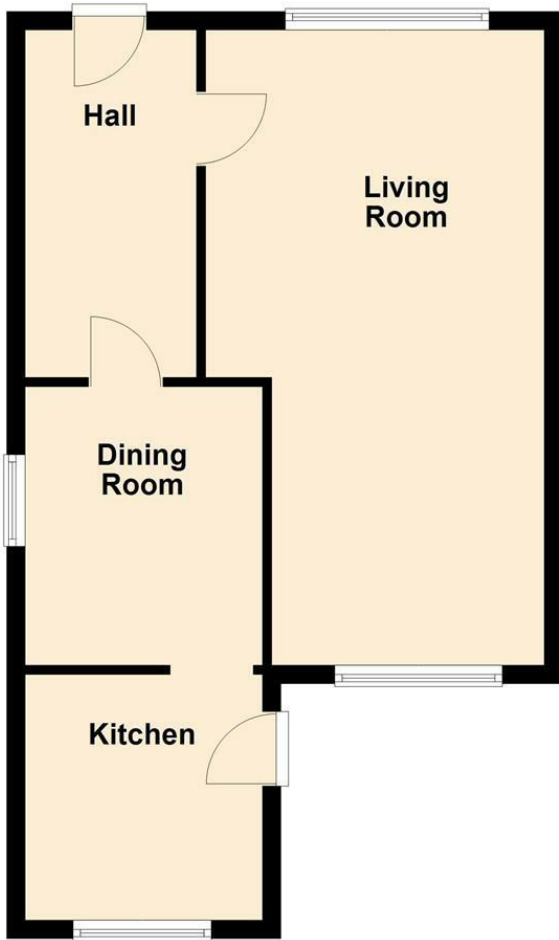
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

## OPENING TIMES

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

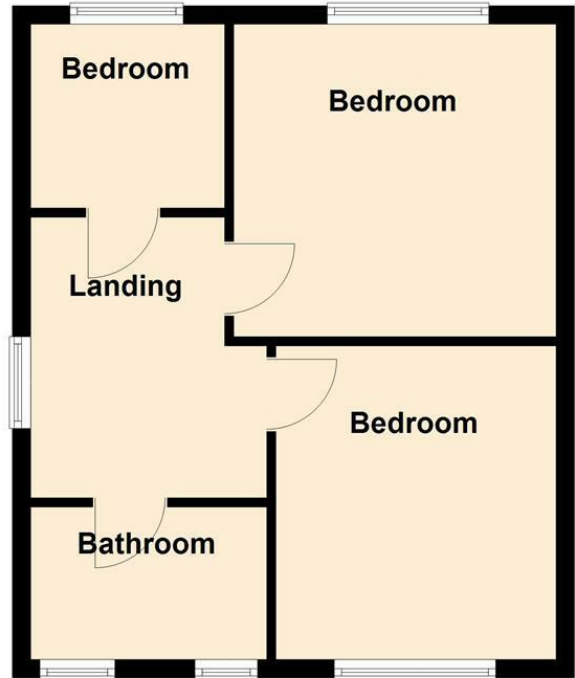
### Ground Floor

Approx. 46.4 sq. metres (499.4 sq. feet)



### First Floor

Approx. 39.7 sq. metres (427.0 sq. feet)



Total area: approx. 86.1 sq. metres (926.4 sq. feet)



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 <sub>2</sub> ) Rating			
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.