



Sanctuary Way, Grimsby, DN37 9RU

FOR SALE - £275,000

CanTERS

Chartered Surveyors

Early viewing is highly recommended on this superb three-bedroom detached house, which has been significantly enhanced by the present vendors and offers a number of impressive features. These include a fabulous open-plan living kitchen with bi-folding doors, a luxury four-piece family bathroom, oak veneered internal doors, a ground floor shower room and attractive low-maintenance gardens. Arranged over two floors, the accommodation benefits from uPVC double-glazed windows and a gas-fired central heating system and briefly comprises: entrance hallway, open-plan living kitchen with shower room/WC off, dining room and sitting room to the ground floor. To the first floor are a landing, three bedrooms and family bathroom.

Sanctuary Way is situated within the ever-popular Wybers Wood development on the western periphery of Grimsby. Local amenities include a parade of shops, Wybers Wood Academy and a regular bus service. Other nearby facilities include Whitgift Academy and Grimsby Golf Club, whilst the property is conveniently positioned for access to the A180.

Hallway	Having a contemporary grey fronted composite entrance door, staircase with oak handrail, coving to the ceiling and wood-effect LVT flooring, which continues through into the living kitchen.
Living Kitchen	5.70m x 2.55m plus 4.59m x 2.67m Undoubtedly the focal point of this lovely family home, the impressive open-plan living kitchen is fitted with a comprehensive range of cream high-gloss wall cupboards and base units with contrasting worktops and matching upstands, incorporating a breakfast bar. Integrated appliances include a Bosch four-ring induction hob with stainless steel chimney-style extractor over, Bosch double oven and separate built-in microwave. There is also a drinks cooler, dishwasher, space for an American-style fridge freezer and an inset sink unit with mixer tap over. The living area has downlights to the ceiling together with pendant lighting over the breakfast bar. The living area features a tiled wall with provision for a wall-mounted television, two remote-controlled Velux roof lights, ceiling downlights and grey aluminium bi-folding doors opening directly onto the rear garden.
Shower Room	Fitted with a white suite comprising vanity-style wash hand basin with mixer tap, low-flush WC and shower enclosure with glass door and rainhead shower fitting. Downlights to the ceiling, part-tiled walls, tiled floor and electric underfloor heating.
Dining Room	5.56m x 2.37m With a continuation of the wood-effect LVT flooring, plantation shutters to the window and an archway providing access to the sitting room.
Sitting Room	4.49m x 3.29m Featuring a tiled feature wall incorporating an inset stone-effect flame electric fire and plantation shutters to the window.
Landing	Having a contemporary oak balustrade with glass inserts, feature wall, window to the side aspect and access to the loft space.
Bedroom One	3.52m x 3.29m excluding wardrobes Comprehensively fitted with a range of wardrobes and cupboards, with plantation shutters to the window.
Bedroom Two	3.59m x 3.03m excluding wardrobes Having a range of fitted wardrobes and window to the rear aspect.
Bedroom Three	3.51m x 2.40m excluding wardrobes Having a range of fitted wardrobes and plantation shutters to the window.
Family Bathroom	A luxurious four-piece suite comprising a walk-in shower with glass screen, rainhead shower and separate shower attachment, concealed cistern WC and vanity-style wash hand basin with drawer, mixer tap and mirror-fronted cabinet over. The freestanding bath, with mixer tap, is positioned on a raised plinth with inset feature lighting. The room is finished with tiled flooring and walls, incorporating display recesses and a feature wall, together with ceiling downlights and plantation shutters to the window.
Outside	The property is set back behind a brick boundary wall, with the low-maintenance front garden laid partly to concrete with decorative brickwork and a slate border. A pathway to the side of the property leads through a wooden gate to the enclosed rear garden. The delightful rear garden has been attractively landscaped for ease of maintenance and is principally laid to sandstone paving with fenced boundaries. Features include a corner pergola, raised planter with decorative stone and specimen shrubs, together with up-and-down lighting to the rear elevation and garden and additional security lighting.
Tenure	We are verbally advised the property is Freehold, with formal confirmation awaited from the vendor's solicitor.

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Council Tax Band: 'C' (Subject to confirmation by the Local Authority)

EPC Rating: An Energy Performance Certificate has been commissioned and is awaited.

Further Information And To View:

Viewing by appointment only, contact James Chisholm james@canters.co.uk 01472 356143.

Disclaimer: This floor plan is for illustrative purposes only and not to scale; it should not be relied upon for accuracy. The image remains the intellectual property of Canters and should not be reproduced without consent.

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ADDITIONAL PHOTOS & PLANS



Hallway



Living Kitchen



Living Kitchen



Living Kitchen



Sitting Room



Sitting Room

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Property Inspected: 07/08/2026

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ADDITIONAL PHOTOS & PLANS



Dining Room



Bedroom 1



Bedroom 2



Bedroom 3



Family Bathroom



Family Bathroom

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ADDITIONAL PHOTOS & PLANS



Rear Garden



Rear Garden



Rear Garden



Rear Garden



Rear Garden



Front Garden

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