



**37 St. Andrews Drive, Grimsby, North East Lincolnshire, DN32 8PR**  
**£320,000**

## Key Features:

- Detached Three Bedroom Home - Grimsby/Cleethorpes Border
- Two Reception Rooms and Sun Room
- Bespoke Fitted Dining Kitchen
- Utility Room and Downstairs WC
- Three Double Bedrooms
- Family Bathroom with Separate Bath and Shower
- Ample Driveway Parking
- Attractive Low Maintenance Gardens
- Integral Garage

A well-positioned three bedroom detached home, located in a highly regarded residential area on the border of Grimsby and Cleethorpes. Ideally placed for easy access to both town centres, the seafront, popular local schools, and close proximity to Weelsby Woods. Immaculately presented, the accommodation includes a spacious bay fronted lounge with an open fire, and a separate dining room opening through to the sun room, providing flexible living space. The bespoke fitted kitchen, designed in a traditional style, offers ample storage and dining space, and leads to a utility room, ground floor WC, and internal access to the garage.

To the first floor, three good sized double bedrooms include one with an en suite WC, alongside a family bathroom with both a separate bath and shower.

Outside, the property is set in attractive low-maintenance gardens, with the front and rear mainly block paved to provide ample driveway parking and ease of maintenance.



### ENTRANCE HALL

20'9" x 7'0" (6.34 x 2.14)

A welcoming entrance to the property, with staircase to the first floor.

### LOUNGE

17'3" x 12'0" (5.26 x 3.66)

Featuring an Art Deco style fireplace with open fire. Front aspect bay window, and additional side windows.

### DINING ROOM

12'0" x 9'10" (3.68 x 3.01)

Formal dining area with French doors opening into the sunroom.

### SUN ROOM

12'0" x 10'0" (3.66 x 3.05)

Additional living space overlooking the rear garden.

### DINING KITCHEN

17'4" x 10'0" (5.29 x 3.06)

Fitted with a large range of traditional style storage units, and contrasting granite work tops incorporating a ceramic farmhouse style sink. Range cooker set in a mock chimney breast with extractor. Rear aspect window, and access to the garden.

### UTILITY ROOM

6'7" x 5'6" (2.01 x 1.70)

With space for laundry appliances, and internal access to the garage.

### DOWNSTAIRS WC

4'3" x 3'3" (1.30 x 1.01)

### FIRST FLOOR LANDING

With storage/airing cupboard, loft access, and front aspect window.

### BEDROOM 1

13'0" x 12'0" (3.98 x 3.66)

To front aspect.

### BEDROOM 2

11'11" x 11'11" (3.65 x 3.65)

To rear aspect.

### ENSUITE/WC

4'2" x 4'2" (1.29 x 1.29)

Fitted with a traditional style pedestal basin and WC with high level cistern.

### BEDROOM 3

10'4" x 10'0" (3.16 x 3.05)

To front aspect.

### FAMILY BATHROOM

7'4" x 6'3" (2.24 x 1.92)

Fitted in a classic style featuring a freestanding bath with claw feet, shower enclosure, pedestal basin, and WC.

### GARAGE

14'7" x 10'4" (4.45 x 3.16)

An integral garage accessed via the utility room, providing storage, a workshop, or potential living space. Front access is currently unavailable but could easily be reinstated.

### COUNCIL TAX

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### TENURE

FREEHOLD





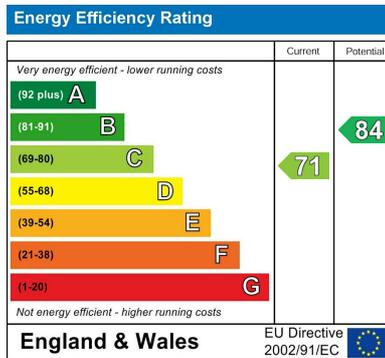
GROUND FLOOR  
APPROX. FLOOR  
AREA 1003 SQ.FT.  
(93.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 655 SQ.FT.  
(60.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1658 SQ.FT. (154.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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### 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

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