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£125,000

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Property Introduction
Built in 2019, this modern two-bedroom mid-link home offers stylish, well-planned accommodation, ideal for first-time buyers, young professionals or those looking to downsize. The property is well presented throughout, with an entrance porch opening into a generous living room. An inner hallway provides access to a useful cloakroom/WC and storage cupboard. To the rear is a contemporary dining kitchen with gloss units and integrated oven, microwave, gas hob, fridge/freezer and dishwasher. There is ample space for dining, while French doors open directly onto the rear garden. Upstairs are two good-sized double bedrooms together with the family bathroom. Outside, the property benefits from an open-plan frontage with off-road parking, while the enclosed rear garden is designed for easy maintenance. Conveniently located just off Ladysmith Road, the property is well placed for local amenities and schools, with Grimsby town centre and Cleethorpes seafront within easy reach. The property also benefits from the remainder of its original 10-year building warranty.

Entrance Porch
A welcoming entrance providing access into the main living accommodation.

Living Room
11' 1" x 11' 11" (3.38m x 3.63m)
A beautifully presented and inviting living room, tastefully decorated in neutral tones to create a warm and welcoming atmosphere. Featuring a large front-facing window allowing for plenty of natural light, together with a fitted radiator beneath. The room offers ample space for a substantial suite of furniture and benefits from soft carpeting, contemporary décor and a pleasant outlook. An ideal family living space, perfect for both relaxing and entertaining.

Inner Hallway
With staircase to the first floor and having walk in storage cupboard. Central heating radiator. Doors to the kitchen diner and cloakroom.

Cloakroom
4' 7" x 6' 2" (1.39m x 1.89m)
Fitted with a modern two-piece suite comprising a low flush WC and wall-mounted wash hand basin with contemporary mixer tap. Finished with attractive tiled splashbacks, neutral décor and wood-effect flooring, the cloakroom also benefits from a heated chrome towel radiator, providing a stylish and practical ground floor convenience.

Kitchen/Diner
10' 6" x 11' 11" (3.20m x 3.63m)
Fitted with a stylish range of contemporary high-gloss wall and base units with contrasting work surfaces incorporating a stainless steel sink and drainer. Benefitting from a range of integrated appliances including a double electric oven, gas hob with stainless steel extractor canopy over, and space for additional white goods. Finished with attractive tiled splashbacks, recessed ceiling spotlights and wood-effect flooring. The dining area provides ample space for a family dining table and enjoys natural light from a side aspect window and uPVC French doors giving access to the rear garden. A modern and practical space ideal for everyday family living and entertaining.

First Floor Landing
Access to the bedrooms and bathroom.

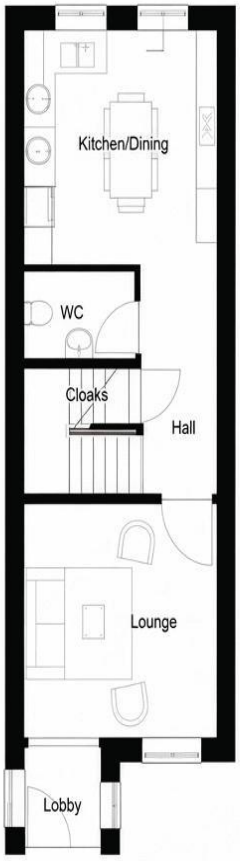
Bathroom
6' 10" x 7' 6" (2.08m x 2.29m)
Stylishly appointed and fitted with a modern three-piece suite comprising a panelled bath with glazed shower screen and mains-fed shower over, low flush WC and contemporary vanity wash hand basin with storage beneath. Finished with attractive wall tiling incorporating a decorative mosaic feature panel, the bathroom is complemented by neutral décor and quality fittings, creating a bright and practical space ideal for modern family living.

Bedroom One
11' 2" x 11' 11" (3.41m x 3.63m)
A well-proportioned principal bedroom, attractively presented in soft neutral tones and enjoying excellent natural light from two front-facing windows. Offering ample space for a double bed and associated bedroom furnishings, the room further benefits from fitted carpeting, a radiator and a pleasant outlook, creating a comfortable and relaxing retreat.

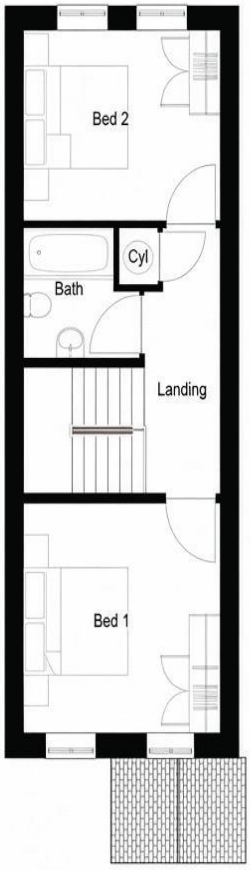
Bedroom Two
8' 3" x 11' 11" (2.51m x 3.63m)
A generously sized double bedroom enjoying excellent natural light from two windows overlooking the rear aspect. Beautifully presented in modern neutral décor, the room offers ample space for a double bed and freestanding furniture, whilst benefiting from fitted carpeting and a radiator. A versatile room, equally suited as a spacious children's bedroom, guest room or home office if required.



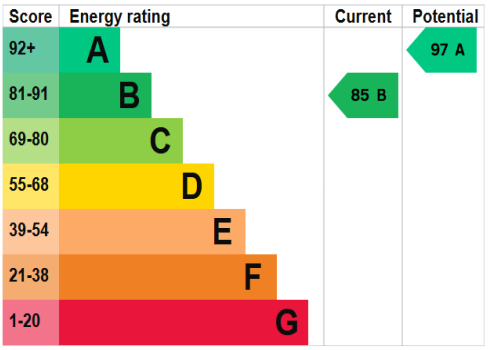
Outside
To the front the property is open plan and has parking for one/two cars. The property enjoys a fully enclosed rear garden designed with ease of maintenance in mind. Benefitting from secure timber fencing to all boundaries, the garden features a paved patio seating area, ideal for outdoor dining and entertaining, together with an artificial lawn providing an attractive year-round appearance. A paved pathway and decorative stone borders complete the space, creating a safe and private environment suitable for families and those seeking low-maintenance outdoor living.



House Type B – Ground Floor Plan
1:50



House Type B – First Floor Plan
1:50



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