



Norval Main Road

Ashby-Cum-Fenby, Grimsby, North East Lincolnshire DN37

NOW

Situated in the desirable rural village of Ashby-cum-Fenby, this attractive detached three-bedroom family home enjoys a peaceful position along a mature, tree-lined road. The village offers a pleasant rural setting with attractive countryside surroundings, while providing convenient access to nearby amenities and transport links. The property benefits from oil-fired central heating and uPVC double glazing and briefly comprises an entrance hall, kitchen/diner, utility room, cloakroom, lounge and conservatory to the ground floor. To the first floor are three bedrooms and a shower room. Externally, the property enjoys well-maintained gardens, with the rear garden benefiting from a south-westerly aspect. There is also potential to extend the property, subject to the necessary planning permission. A driveway provides off-road parking and leads to the garage. Offered for sale with no forward chain, this is an excellent opportunity to acquire a detached family home in a sought-after village location, with scope for further enhancement.

Chain Free £375,000

- DETACHED THREE BEDROOM HOME
- SOUGHT-AFTER VILLAGE LOCATION
- TREE-LINED ROAD
- OIL-FIRED HEATING
- uPVC DOUBLE GLAZING
- KITCHEN/DINER & UTILITY
- LOUNGE & CONSERVATORY
- SOUTH-WEST FACING GARDEN
- DRIVEWAY & GARAGE
- EXTENSION POTENTIAL & NO CHAIN



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.

ACCOMMODATION

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MEASUREMENTS

All measurements are approximate.

ENTRANCE

Accessed via a uPVC double-glazed entrance door with side panels and decorative glazing, leading into the welcoming reception hallway.



HALLWAY

The reception hallway features carpeted flooring, ceiling coving, a radiator and a large cloaks cupboard, together with carpeted return stairs with wooden slatted balustrade leading to the first floor.



CLOAKROOM



KITCHEN DINER

12'11" x 10'5" (3.94 x 3.19)

The kitchen features a range of grey-fronted Shaker-style wall and base units with contrasting work surfaces and tiled splashbacks, incorporating a composite sink and drainer, slot-in electric oven and hob, and integrated fridge and freezer. The room is finished with tiled-effect vinyl flooring, a coved ceiling, radiator and uPVC double-glazed rear window with day and night blinds. There is a door leading to the utility room, further access to the lounge, and ample space for a dining table.



KITCHEN DINER



KITCHEN DINER



KITCHEN DINER



UTILITY ROOM

9'10" x 5'6" (3.00 x 1.69)

Featuring a range of matching grey Shaker-style units with contrasting work surfaces, incorporating a stainless steel sink and drainer with plumbing for an automatic washing machine. The room also benefits from tiled flooring, a uPVC double-glazed window and door overlooking the garden, and a further door providing access to the garage.



LOUNGE

18'11" x 12'0" (5.77 x 3.68)

The generously proportioned lounge features a uPVC double-glazed bow window to the front aspect, fitted with day and night blinds, along with a coved ceiling and carpeted flooring. A feature wood-effect fireplace with marble-effect back and hearth houses an electric fire. uPVC double-glazed French doors, with matching side-light windows and blinds, provide access to the conservatory.



LOUNGE



LOUNGE



CONSERVATORY

12'9" x 11'9" (3.89 x 3.60)

A fantastic addition to the property, the conservatory features a brick-built base with uPVC double-glazed windows and French doors opening onto the garden, all fitted with blinds. The room benefits from an insulated roof, ceiling light and fan, tiled flooring and a radiator.



CONSERVATORY



FIRST FLOOR

FIRST FLOOR LANDING

Featuring continued carpeted flooring, matching wooden slatted balustrading, ceiling coving, a uPVC double-glazed window to the side aspect with blinds, and loft access.



FIRST FLOOR LANDING



BEDROOM ONE

11'2" x 10'4" (3.41 x 3.16)

The master bedroom enjoys a rear aspect and features carpeted flooring, a uPVC double-glazed window with blind, radiator, and a range of built-in wardrobes with matching bedside cabinets.



BEDROOM TWO

12'1" x 8'8" (3.70 x 2.65)

The second bedroom enjoys a front-facing aspect, featuring a uPVC double-glazed window, carpeted flooring, radiator and useful storage cupboard.



BEDROOM THREE

9'3" x 7'6" (2.82 x 2.31)

Situated to the rear of the property, this room features a uPVC double-glazed window, carpeted flooring, radiator and a useful built-in airing cupboard.

SHOWER ROOM

7'4" x 5'7" (2.26 x 1.71)

Benefiting from a modern white three-piece suite comprising a walk-in shower with electric shower and glazed screens, complemented by Aqua-style wall panelling, a vanity wash hand basin with useful storage, and a low-flush WC with concealed cistern and matching white gloss storage unit. The room is finished with tiled walls and flooring, a radiator, and a uPVC double-glazed window to the front aspect.



OUTSIDE

THE GARDENS



THE GARDENS

The property is set back from the road, enjoying a well-maintained front lawn with mature planting and a red-brick driveway providing ample off-road parking and leading to the garage. Wooden gates to both sides of the property provide access to the rear garden. The generously sized rear garden is enclosed by fenced boundaries and features mature shrubs and trees planted to the borders, with shingle pathways and stepping-stone paving leading to a matching patio area. The oil tank is discreetly screened by established shrubbery. The rear garden enjoys a desirable south-westerly aspect.



THE GARDENS



THE GARDENS



THE GARDENS



THE GARDENS



SIDE GARDEN



REAR VIEW



GARAGE

16'9" x 9'6" (5.11 x 2.92)

The garage features an up-and-over door to the front aspect and a rear courtesy door providing access to the utility room. The garage is fitted with power and lighting and houses the oil-fired boiler.

COUNCIL TAX BAND & EPC RATING

Council Tax Band - E

EPC - E

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

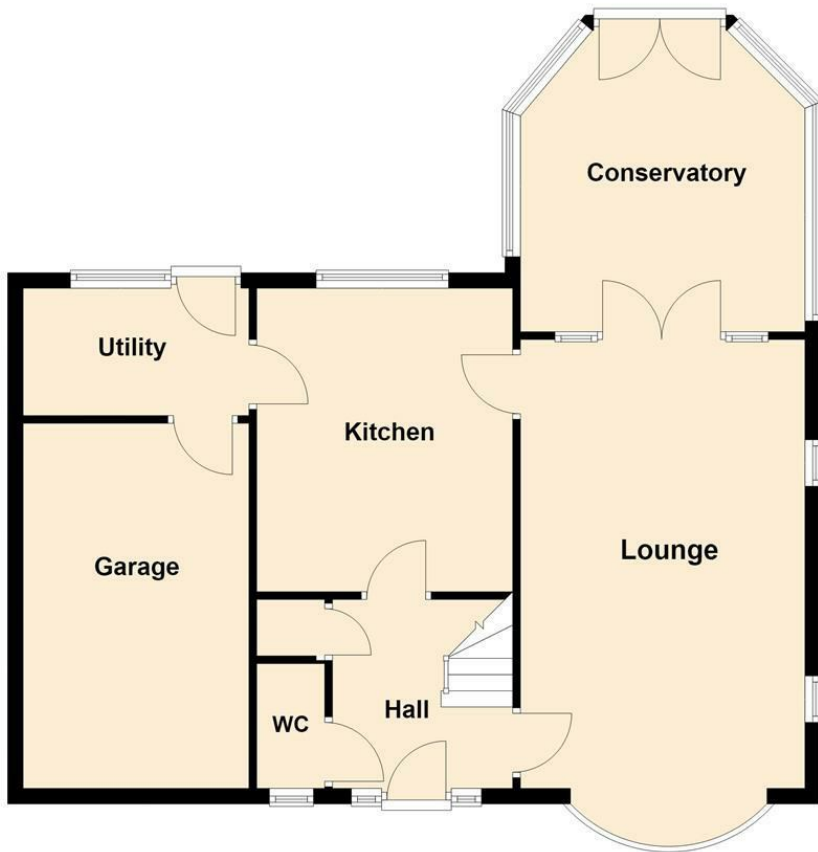
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

OPENING TIMES

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

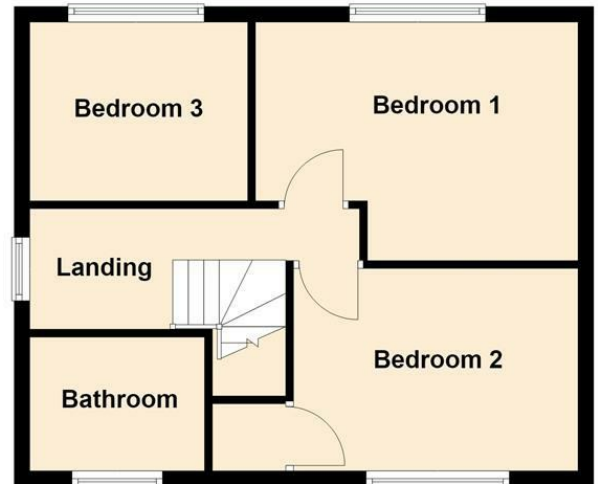
Ground Floor

Approx. 77.0 sq. metres (828.3 sq. feet)

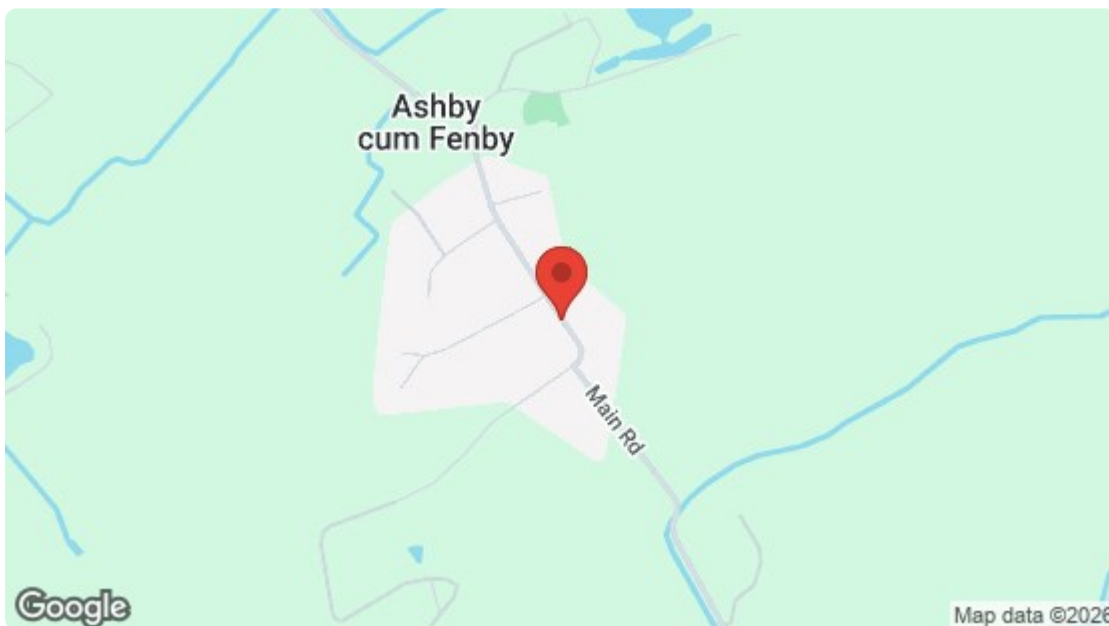


First Floor

Approx. 41.1 sq. metres (442.3 sq. feet)



Total area: approx. 118.0 sq. metres (1270.6 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	54	69
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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 firms 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.