



## 39 Priors Close Grimsby, North East Lincolnshire DN36 4QZ

Joy Walker Estate Agents are delighted to offer for sale this well maintained THREE BEDROOM DETACHED FAMILY HOME situated within the heart of New Waltham village, close to all local amenities, good bus routes, highly regarded schools and a short drive to both Grimsby and Cleethorpes town centres. The property has been extended by the current vendor and finished to a high specification benefitting from gas central heating and uPVC double glazing with the accommodation comprising of; Reception hallway, modern kitchen open to dining or rear sitting room, spacious lounge, cloakroom, ground floor bedroom and an inner hallway with handy built in storage and staircase leading to the first floor. To the first floor are two further double bedrooms the master bedroom is sectioned to provide a dressing area and walk in wardrobe and a modern family bathroom with walk in shower. The property has dual access with a low walled boundary to the side, red brick paved pathways, feature brick arch with wooden gate leading to the rear garden and to the road a further red brick driveway providing off road parking, low maintenance front garden laid with shingle, detached brick garage and composite shed for further storage. The westerly facing rear garden is a dream with its well maintained lawn, paved patio and well stock borders. A fantastic outside entertaining space ideal for lasy summer days. Viewing is highly recommended offered for sale with NO FORWARD CHAIN.

**Chain Free £300,000**

- NEW WALTHAM VILLAGE LOCATION
- DETACHED FAMILY HOME
- MODERN KITCHEN OPEN TO DINING OR SITTING ROOM
- LOUNGE
- CLOAKROOM
- THREE DOUBLE BEDROOMS (ONE GROUND FLOOR)
- MASTER BEDROOM WITH DRESSING ROOM
- FAMILY BATHROOM
- WESTERLY FACING REAR GARDEN
- DETACHED GARAGE OFF ROAD PARKING



## 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

### GROUND FLOOR

#### ENTRANCE

Accessed to the side of the property via a composite door with sidelight panel leading into the reception hallway.



#### RECEPTION HALLWAY

The welcoming reception hallway has coving to the ceiling, carpeted flooring with a entrance matt built in for ease, dado rail, radiator and solid oak connecting doors with double oak doors leading to the lounge.



#### RECEPTION HALLWAY



## KITCHEN

13'0" x 9'0" (3.98 x 2.76)

The modern newly fitted kitchen benefits from a large range of modern Anthracite coloured wall and base units with contrasting work surfaces and matching upstands incorporating a ceramic sink and drainer, gas hob with chimney style extractor hood modern tiled splashback, one and a half eye level electric fan assisted ovens, integrated dishwasher, automatic washing machine and fridge freezer. Wall mounted boiler in matching unit. Finished with dual aspect uPVC double glazed windows with blinds fitted, wood effect laminate flooring and radiator. Having ample space for a breakfast table and open arch to the rear sitting dining room.



## KITCHEN



## KITCHEN



## DINING ROOM/REAR SITTING ROOM

10'8" x 9'11" (3.26 x 3.04)

Having an open arch from the kitchen with uPVC double glazed French doors overlooking the patio, carpeted flooring, coved ceiling, radiator and built in modern storage cupboard with wood effect work surface.



## DINING ROOM/REAR SITTING ROOM



## DINING ROOM/REAR SITTING ROOM



## LOUNGE

16'3" x 13'0" (4.96 x 3.98)

The spacious lounge has a uPVC double glazed square bay window with blinds fitted to the front aspect and a side light window with further blinds. Having coving and a ceiling rose, carpeted flooring and two radiators.



## LOUNGE



## LOUNGE

### BEDROOM THREE/DINING ROOM (GROUND FLOOR)

10'8" x 9'11" (3.26 x 3.04)

This versatile room is presently being used as a ground floor bedroom but could be used as a second sitting room or dining room. Finished with a uPVC double glazed window having blinds fitted to the front aspect, carpeted flooring, coved ceiling, radiator and wall to wall built in wardrobes with sliding doors.



### BEDROOM THREE/DINING ROOM (GROUND FLOOR)



### W/C CLOAKROOM

5'0" x 3'1" (1.54 x 0.94)

The handy cloakroom benefits from a white two piece suite comprising of; Low flush wc and vanity hand wash basin with storage, wood effect laminate flooring, coving, radiator and a uPVC double glazed window with blind fitted to the side aspect.



### INNER HALLWAY

The inner hallway has carpeted flooring with a carpeted returned staircase with oak rail and glass balustrade. Handy modern fitted storage cupboards, radiator and a uPVC double glazed window with blinds fitted.



### INNER HALLWAY



### FIRST FLOOR

#### FIRST FLOOR LANDING

Having continued carpeted flooring with coving to the ceiling, dado rail and handy built in double storage cupboard.



### STAIRS



### BEDROOM ONE

12'4" x 10'3" (3.76 x 3.14)

The master bedroom has been cleverly designed to create a sleeping area to one side and a walk in dressing room to the other having dual aspect uPVC double glazed windows both with blinds fitted one being perfect fit, carpeted flooring and two radiators. The dressing area has a built in seat with storage and a wardrobes area with shelves and hanging rails.



### BEDROOM ONE



### BEDROOM ONE



### BEDROOM TWO

10'4" x 10'4" (3.15 x 3.15)

The second double bedroom is again a great size with wall to wall fitted wardrobes having sliding doors, carpeted flooring, two radiators and dual aspect uPVC double glazed windows, both with blinds fitted one being perfect fit.



## BEDROOM TWO



## BATHROOM

11'8" x 5'10" (3.58 x 1.80)

The family bathroom benefits from a white four piece suite comprising of; Bath with hand shower attachment, walk in shower with rainfall head and glazed door, vanity hand wash basin and low flush wc. Finished with part tiling to the walls, heated towel rail, carpeted flooring and a uPVC double glazed window to the side aspect with fitted blinds.



## BATHROOM



## OUTSIDE

### THE GARDENS

The property can be accessed by both sides and has an open plan shingle front garden with red brick paved driveway which provides ample off road parking. Having a fenced side boundary and a raised planting area. Red brick pathways lead you to both sides of the property and a feature brick arch leads you to the side access. Dual aspect wooden gates lead you to the westerly facing rear garden which provides a fantastic outside entertaining area with its large paved patio area, the garden is mainly laid to lawn with well stocked edged borders enclosed by fencing for privacy and a handy timber shed for storage.



## THE GARDENS



## THE GARDENS



## SIDE VIEW



## SIDE VIEW



## GARAGE

Brick built garage has an electric roller door and is fitted with electric and lighting.

## SHED

The composite shed provides further storage and is also fitted with electric and lighting.

## 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.

**COUNCIL TAX BAND & EPC RATING**

Council Tax Band - C

EPC -

**OPENING TIMES**

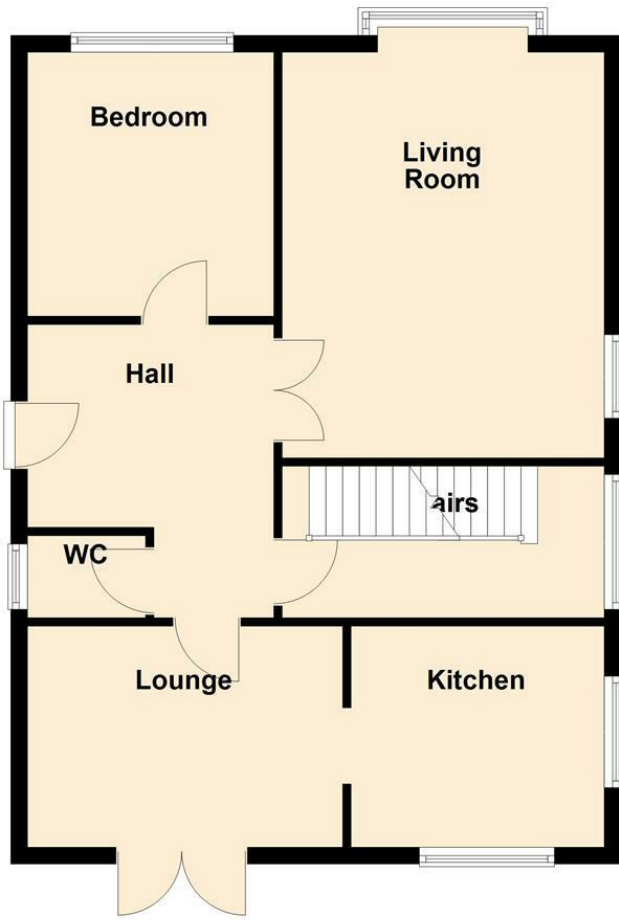
Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm

**VIEWING ARRANGEMENTS**

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

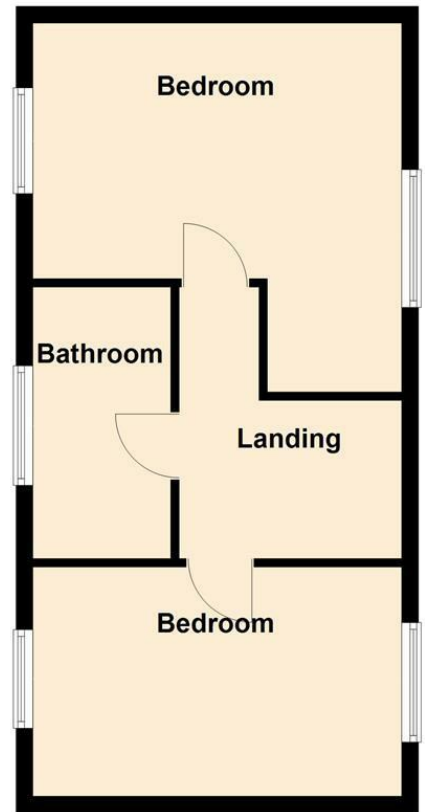
### Ground Floor

Approx. 66.0 sq. metres (710.2 sq. feet)



### First Floor

Approx. 40.9 sq. metres (439.8 sq. feet)



Total area: approx. 106.8 sq. metres (1149.9 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>76</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.