



## 15 Cornflower Close Grimsby, North East Lincolnshire DN41 7JR

This modern end terrace home, ideal for first time buyers, located in the heart of Healing village, presents an exceptional opportunity. Situated near motorway links and the Humber bank, with its array of local amenities and esteemed schooling options, this property offers both convenience and quality of life. The property benefits from gas central heating and uPVC double glazing with the accommodation comprising of; Entrance hallway, kitchen, cloakroom, lounge dining room and to the first floor two double bedrooms and modern shower room. The property enjoys a cul de sac position with an open plan front garden which is laid with red bricks and provides ample off road parking for two vehicles. A side passageway leads to the gated rear garden which is laid with paving for ease, timber shed and fenced boundaries. Viewing is highly recommended.

**£161,500**

- HEALING VILLAGE LOCATION
- IDEAL FOR FIRST TIME BUYERS
- END TERRACE
- KITCHEN
- LOUNGE DINER
- CLOAKROOM
- TWO DOUBLE BEDROOMS
- MODERN SHOWER ROOM
- ENCLOSED REAR GARDEN
- OFF ROAD PARKING



## MEASUREMENTS

All measurements are approximate.

## ACCOMMODATION

### ENTRANCE

Accessed via a composite door leading into the hallway.

### HALLWAY

The welcoming hallway has coving to the ceiling, wood effect laminate flooring, radiator and carpeted stairs with white spindle balustrade leading to the first floor.

### KITCHEN

9'9" x 5'6" (2.99 x 1.70)

The compact kitchen benefits from a range of wood effect shaker style wall and base units with contrasting work surfaces and tiles splashbacks incorporation a stainless steel sink and drainer, gas hob with extractor hood and electric fan assisted oven beneath. Ample space for a freestanding fridge freezer and under counter washing machine. Finished with down lights to the ceiling, tiled flooring and a uPVC double glazed window with blinds fitted to the front aspect.

### KITCHEN

### CLOAKROOM

5'6" x 2'7" (1.68 x 0.81)

The cloakroom benefits from a white two piece suite comprising of; Low flush wc with pedestal hand wash basin, finished with part tiling to the walls,, tiled flooring, radiator and uPVC double glazed window to the front aspect.

### LOUNGE DINER

15'4" x 12'2" (4.69 x 3.73)

The lounge diner is a good size giving ample space for a three piece suite and dining table and has, coving to the ceiling, wood effect laminate flooring, radiator, large storage cupboard and uPVC double glazed French doors with sidelight windows overlooking the rear garden all with perfect fit blinds.

### LOUNGE DINER

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### FIRST FLOOR

### FIRST FLOOR LANDING

Having continued carpeted flooring from the stairs with white wooden open spindle balustrade. Loft access to the ceiling via a pull down ladder. The loft is full boarded and is fitted with electric, lighting and two Velux windows.

### BEDROOM ONE

10'2" x 9'8" (3.11 x 2.97)

The first double bedroom is to the rear of the property and has a uPVC double glazed window with blinds fitted, wood effect laminate flooring, radiator and a range of wall to wall fitted wardrobes with matching overhead storage and side drawers all fitted with motion sensor lighting.

### BEDROOM ONE

### BEDROOM TWO

12'2" x 8'10" (3.73 x 2.71)

The second double bedroom is to the front of the property with a uPVC double glazed window having modern blinds fitted, wood effect laminate flooring, radiator and a fitted wardrobes with matching over head cupboards and a large linen cupboard.

### BEDROOM TWO

### SHOWER ROOM

6'3" x 5'4" (1.91 x 1.64)

The modern shower room benefits from a three piece suite comprising of; Walk in shower with glazed screen, double shower head one being rainfall and slate effect aqua style panelling to the splashback areas, a grey combination unit houses the hand wash basin and low flush wc with hidden cistern. Finished with modern tiling to the walls and floor, heated towel rail, down lights, one with extractor fan fitted and a uPVC double glazed window to the side aspect.

### SHOWER ROOM

### OUTSIDE

### **THE GARDENS**

The property enjoys a cul de sac position with a red brick paved front garden which provides off road parking for two vehicles. The rear garden is enclosed with fencing and has a side wooden access gate leading to the passage way. The garden is paved for ease and has a timber shed ideal for storage.

### **THE GARDENS**

### **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 - B

EPC -

### **VIEWING ARRANGEMENTS**

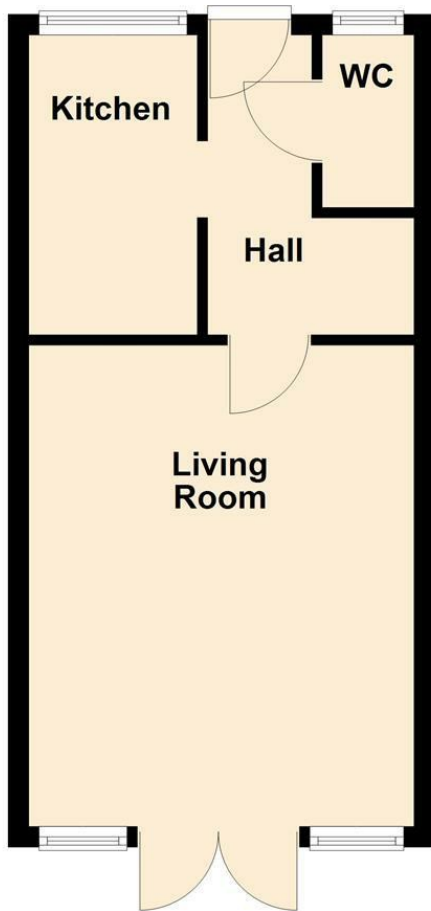
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

### **OPENING TIMES**

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

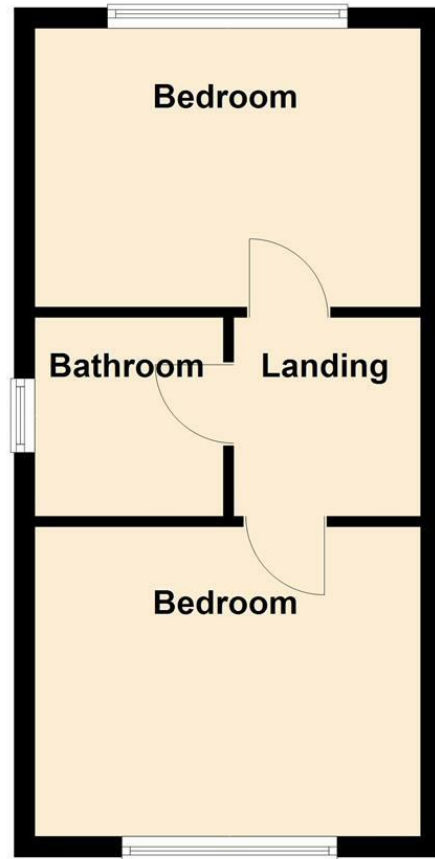
## Ground Floor

Approx. 28.7 sq. metres (309.3 sq. feet)



## First Floor

Approx. 29.4 sq. metres (316.3 sq. feet)



Total area: approx. 58.1 sq. metres (625.6 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		79	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> 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 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.