



20 Collingwood Crescent Grimsby, North East Lincolnshire DN34 5RG

We are delighted to offer for sale this THREE BEDROOM SEMI DETACHED family home situated on the ever popular Laceby Acres residential estate close to all local amenities, good bus route, motorway link and highly regarded schools. The property benefits from gas central heating and uPVC double glazing with the accommodation briefly comprising of; Entrance hall, cloakroom, kitchen, lounge diner, conservatory and to the first floor three bedrooms and family bathroom. Enjoying well maintained open plan front garden with driveway providing off road parking and to the rear a larger than average lawned garden with paved patio and timber shed. Viewing is highly recommended.

- SEMI DETACHED FAMILY HOME
- KITCHEN
- LOUNGE DINER
- CONSERVATORY
- CLOAKROOM
- THREE BEDROOMS
- FAMILY BATHROOM
- FRONT & REAR GARDENS
- TIMBER SHED
- OFF ROAD PARKING



£165,000

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

ENTRANCE

Accessed via a uPVC door with sidelight window leading into the hallway.

HALLWAY

The welcoming reception hallway has coving to the ceiling, wood effect laminate flooring, radiator with ornate cover, down lighting and carpeted returned staircase with enclosed banister and under stairs storage cupboard.



HALLWAY



KITCHEN

9'10" x 8'4" (3.00 x 2.55)

The modern kitchen benefits from a range of cream shaker style wall and base units with granite work surfaces and tiled splashbacks incorporating a stainless steel sink and drainer, gas hob with stainless steel chimney style extractor hood with one and a half electric ovens beneath, integrated fridge freezer, dishwasher and automatic washing machine. Finished with tiled flooring, coved ceiling, uPVC double glazed window to the rear and double wooden doors leading to the lounge diner.



KITCHEN



KITCHEN



LOUNGE DINER

19'10" x 9'11" (6.06 x 3.04)

The lounge diner has double doors leading from the kitchen with a uPVC double glazed bow window to the front aspect, coving to the ceiling, wood effect laminate flooring, two radiators, marble effect fire surround with inset electric fire. Having ample space for a lounge and dining area with uPVC patio doors leading to the conservatory.



LOUNGE DINER



LOUNGE DINER



LOUNGE DINER



CONSERVATORY

13'6" x 9'7" (4.12 x 2.93)

This fantastic addition is brick base with uPVC double glazed windows and french doors leading to the garden with blinds fitted. Wood effect laminate flooring and radiator.



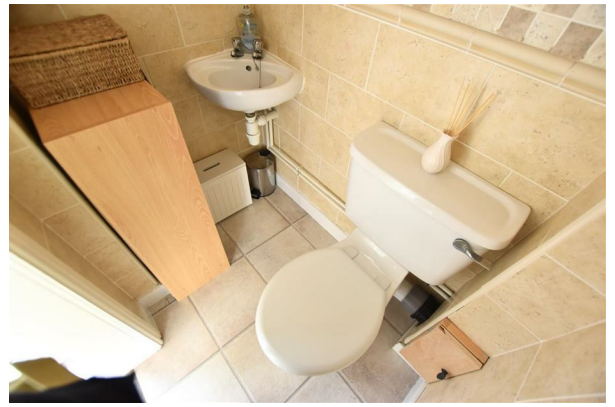
CONSERVATORY



CLOAKROOM

4'9" x 3'6" (1.47 x 1.08)

Benefitting from a white two piece suite comprising of; Low flush wc and hand wash basin with full tiling to the walls, extractor fan and tiled effect flooring.



FIRST FLOOR

STAIRS

Having carpeted flooring with a uPVC double glazed window to the side effect.

FIRST FLOOR LANDING

Having carpeted flooring with enclosed banister and loft access to the ceiling.



BEDROOM ONE

11'6" x 10'0" (3.52 x 3.05)

The master bedroom is to the rear of the property with a uPVC double glazed window having perfect fit blinds, coved ceiling, carpeted flooring and radiator. Benefitting from a modern range of built in wardrobes with matching dressing table and bedside drawers.



BEDROOM ONE



BEDROOM TWO

9'11" x 8'5" (3.03 x 2.57)

The second double bedroom is to the rear of property with a uPVC window with perfect fit blinds, wood effect vinyl flooring, radiator and built in storage cupboard housing the wall mounted boiler.



BEDROOM THREE

8'2" x 7'11" (2.49 x 2.42)

The third bedroom is a good size and is presently being used as a dressing room with the benefit of wall to wall wardrobes with sliding doors, wood effect vinyl flooring radiator and a uPVC double glazed window with blinds fitted to the front aspect.



BATHROOM

9'10" x 4'10" (3.01 x 1.48)

The family bathroom benefits from a white three piece suite comprising of; corner bath with shower over and glazed screen, floating hand wash basin and low flush wc. finished with modern tiling to the walls and floor, heated towel rail, downlights and a uPVC double glazed window with modern blinds fitted to the front aspect.



OUTSIDE



THE GARDENS

The property stand with an open plan lawned front garden with mature feature planting and red brick paved driveway providing ample off road parking with double wooden gates leading to the further driveway and rear garden. The rear garden is a great size with fenced boundaries, lawn and paved patio ideal for summer bbq's, a timber shed with workbench provides ample storage.



THE GARDENS



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

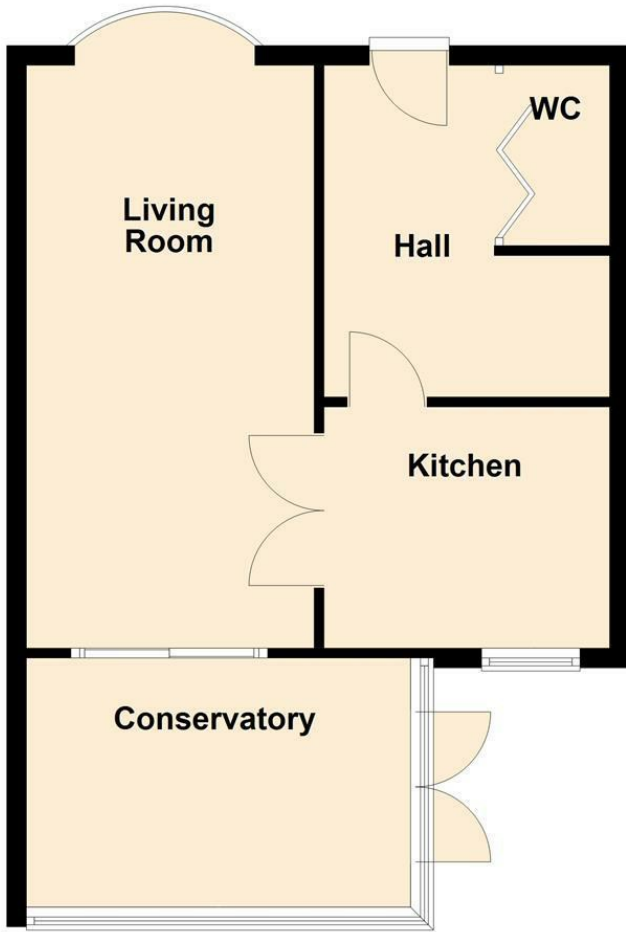
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

OPENING TIMES

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

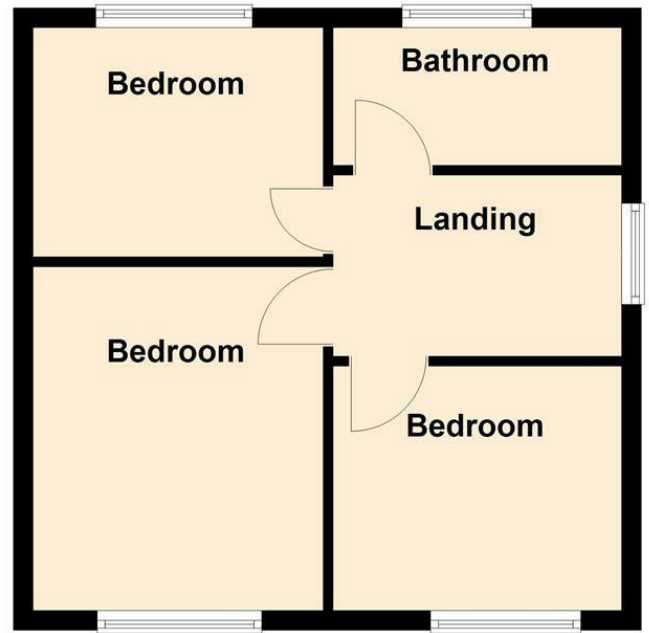
Ground Floor

Approx. 45.7 sq. metres (491.4 sq. feet)



First Floor

Approx. 35.4 sq. metres (381.4 sq. feet)



Total area: approx. 81.1 sq. metres (872.9 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		72	
(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 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 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.