JoyWalker

ESTATE AGENTS

22 Compton Drive

Grimsby, North East Lincolnshire DN34 4PB

We are delighted to offer for sale this beautifully presented three-bedroom semi-detached family home, ideally situated on a highly sought-after tree-lined road just off Westminster Drive. Conveniently located close to local amenities, excellent bus routes, Grimsby town centre, and motorway links to the Humber Bank, this property perfectly combines character, comfort, and practicality. Blending traditional charm with stylish modern touches, the home retains many original features while embracing contemporary open-plan living at its very best. Benefiting from a recently installed roof and boiler, both covered by warranties for added peace of mind, along with gas central heating and uPVC double glazing throughout, this is a property ready to move straight into. The well-appointed accommodation comprises a welcoming covered porch with original tiled walls, an inviting entrance hall, a spacious lounge, and a stunning open-plan living kitchen/diner/day room that creates the perfect hub for family life and entertaining. To the first floor are three well-proportioned bedrooms and a family bathroom. Set back from the road, the property enjoys a low-maintenance front garden and an open driveway providing ample off-road parking, with double wooden gates giving access to the rear. The generous south-facing rear garden offers an excellent outdoor space, enclosed by fenced boundaries and featuring a paved patio, raised decked seating area, lawned sections with attractive paved borders, and a detached brick garage. Offering the ideal blend of period character, modern convenience, and superb open-plan family living, this exceptional home must be viewed to be fully appreciated.

Offers Over £170,000

- TRADITIONAL SEMI-DETACHED HOME
- OPEN PLAN LIVING KITCHEN DINER
- LOUNGE
- THREE BEDROOMS
- FAMILY BATHROOM
- GAS CENTRAL HEATING
- uPVC DOUBLE GLAZING
- SOUTHERLY-FACING REAR GARDEN
- DRIVEWAY FOR OFF ROAD PARKING
- NEW ROOF & BOILER

58 St Peters Avenue, Cleethorpes, Lincolnshire, DN35 8HP Telephone: 01472 200818 Fax: 01472 200618

www.joywalker.co.uk

MEASUREMENTS
All measurements are approximate.

ACCOMMODATION
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COVERED PORCH
Leading up to the property is a covered porch with original tiled walls to dado height and tiled floor.

ENTRANCE
Accessed via a uPVC double-glazed door with side panels and a fanlight above, leading into the hallway.

HALLWAY
The hallway features wood-effect laminate flooring, an original plate rack, a coved ceiling, a radiator, and carpeted stairs with a wooden open-spindle balustrade leading to the first floor. There is also a useful cloaks cupboard.

LOUNGE
15'3" x 12'3" (4.65 x 3.75)
The private lounge features a uPVC double-glazed bay window to the front aspect, complemented by original coving, cornicing and a picture rail. The room benefits from carpeted flooring, a radiator, and an attractive original tiled fireplace with an open fire grate.

LOUNGE

OPEN PLAN LIVING KITCHEN DINER

19'4" x 15'10" (5.90 x 4.83)

The open-plan living dining kitchen is the true hub of the home, comprising a modern cream gloss kitchen area, dining area and lounge area. The kitchen benefits from an extensive range of cream gloss wall and base units with contrasting wood-effect work surfaces and tiled splashbacks, incorporating a stainless steel sink and drainer. There is a gas hob with a chimney-style extractor hood, a double electric oven, and integrated appliances including a fridge freezer and dishwasher, together with space for an automatic washing machine. The room is finished with dual-aspect uPVC double-glazed windows, wood-effect laminate flooring, a coved ceiling and recessed downlights. There is ample space for a family dining table. The lounge area continues the wood-effect laminate flooring, with modern tiling to the front of the bi-fold doors that open onto the patio. Additional features include coving with decorative cornicing, a radiator, and an open chimney breast with a slate-tiled hearth and multi-fuel stove.

OPEN PLAN LIVING KITCHEN DINER

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FIRST FLOOR

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FIRST FLOOR LANDING

The landing features continued carpeted flooring, an open wooden spindle balustrade, an original plate rack, a uPVC double-glazed window to the side aspect, and original internal doors providing access to the first-floor accommodation.

BEDROOM ONE

15'8" x 10'11" (4.80 x 3.35)

The spacious master bedroom enjoys a front aspect with a walk-in uPVC double-glazed bay window. Additional features include carpeted flooring, a coved ceiling, a radiator, an air conditioning unit, and fitted wardrobes to both alcoves.

BEDROOM ONE

BEDROOM TWO

12'7" x 10'3" (3.86 x 3.14)

The second double bedroom enjoys a rear aspect and features a uPVC double-glazed window, carpeted flooring, a coved ceiling, a radiator, and fitted wardrobes to both alcoves.

BEDROOM TWO

BEDROOM THREE

8'0" x 6'11" (2.45 x 2.12)

Bedroom three enjoys a rear aspect and benefits from a uPVC double-glazed window, carpeted flooring, a coved ceiling, and a radiator.

BATHROOM

7'3" x 6'1" (2.23 x 1.87)

The modern bathroom is fitted with a contemporary white three-piece suite comprising a panelled bath with shower over and glazed shower screen, pedestal wash hand basin, and low-flush WC. The room is complemented by partially tiled walls, tiled flooring, recessed downlighting, a radiator, and a uPVC double-glazed window to the front aspect. A useful storage cupboard houses the newly fitted boiler, and there is loft access from the ceiling.

OUTSIDE

THE GARDENS

The property is set behind a walled frontage with an open red-brick paved driveway providing ample off-road parking and access through double wooden gates to a further driveway. The low-maintenance front garden is predominantly paved, complemented by a decorative gravelled area. The delightful southerly-facing rear garden is enclosed by fenced boundaries and features a well-maintained lawn with attractive paved borders, a red-brick patio, and a raised decked seating area, perfect for outdoor entertaining or relaxing with a morning coffee. Completing the outside space is a detached brick garage with power and lighting.

THE GARDENS

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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 - D

VIEWING ARRANGEMENTS

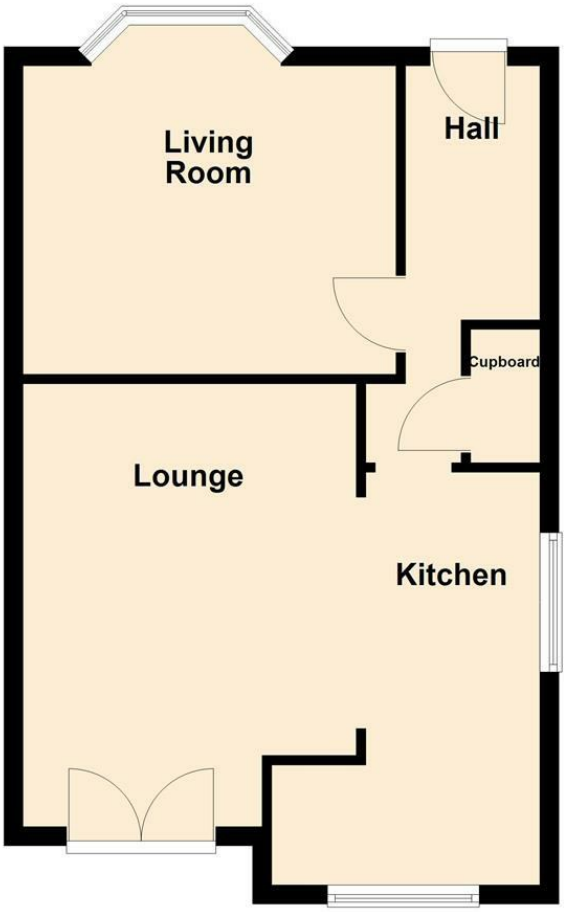
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

OPENING TIMES

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

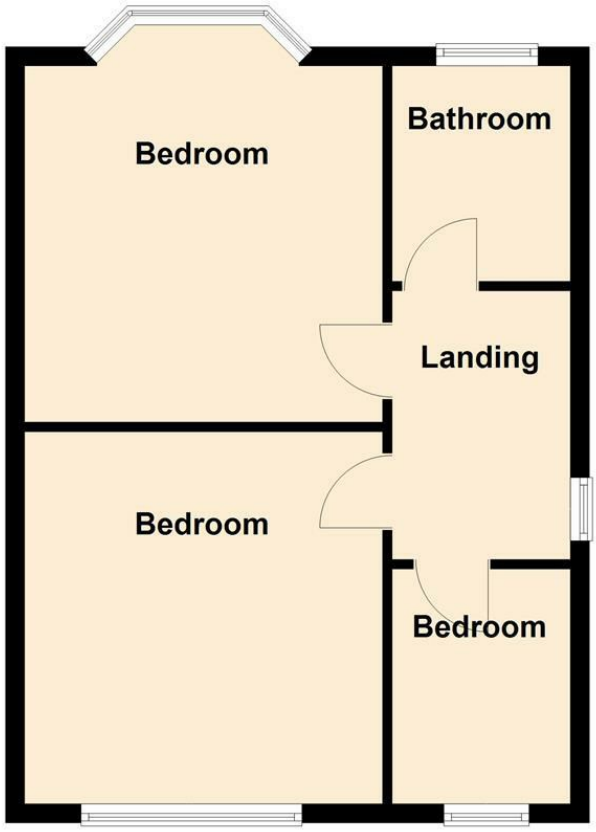
Ground Floor

Approx. 45.7 sq. metres (492.1 sq. feet)

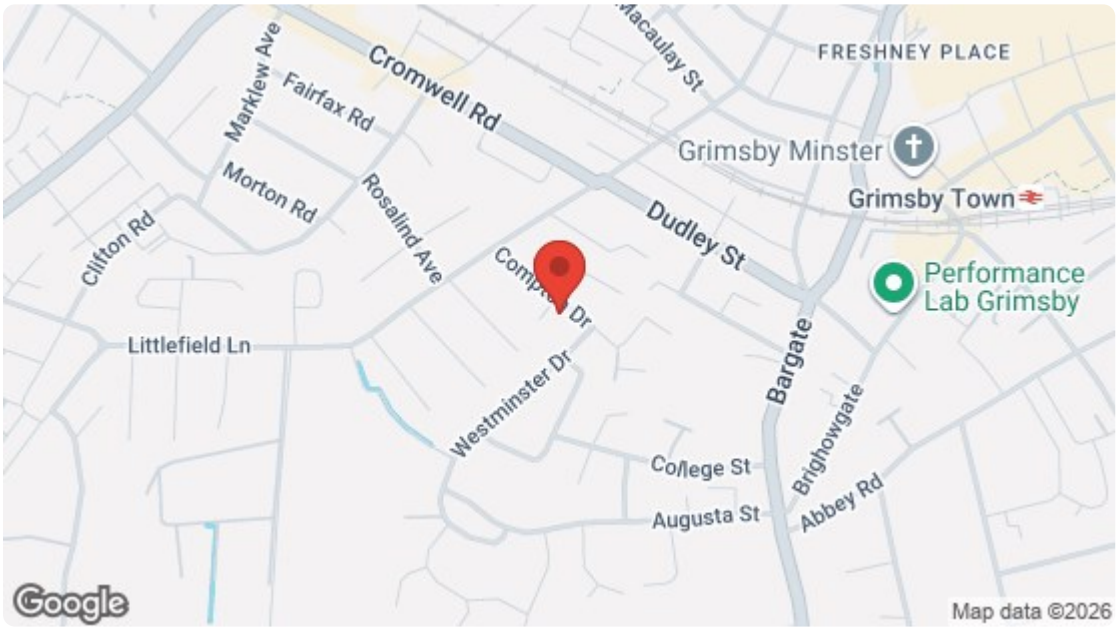


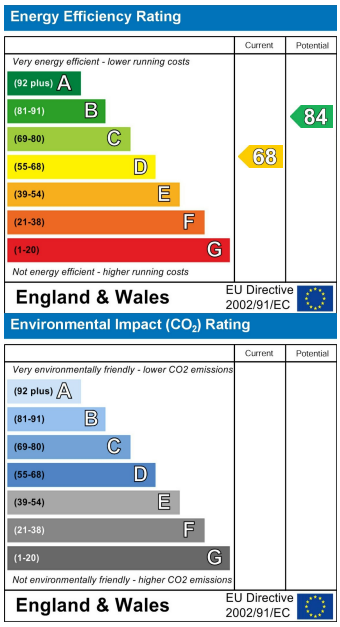
First Floor

Approx. 45.1 sq. metres (485.1 sq. feet)



Total area: approx. 90.8 sq. metres (977.2 sq. feet)





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.