



**47 Augusta Street, Grimsby, DN34 4TX**  
**£247,500**

## Key Features:

- Detached Three Bedroom Family Home
- Sought After Residential Area of Grimsby
- Open Outlook to the Front & Fields to Rear
- Generous Lounge/Dining Room
- Rear Sitting Room & Conservatory
- Modern Shaker Style Kitchen
- Three Double Bedrooms & Family Bathroom
- Second Bedroom with En Suite & Private Balcony
- Driveway Parking & Detached Garage
- No Forward Chain

Situated in a highly regarded residential area of Grimsby, this three bedroom detached home offers spacious and flexible accommodation, ideally suited for family living. Conveniently located close to reputable schools and colleges, and within easy reach of the town centre. The property enjoys an attractive open outlook over a green space to the front, and fields stretching out to the rear. Internally the accommodation includes a generous lounge/dining room providing an excellent space for both relaxation and entertaining, complemented by a separate rear aspect sitting room with patio doors opening onto the garden. The modern kitchen is fitted with stylish sage green shaker style units, while a side entrance lobby gives access to a downstairs WC. A bright conservatory provides additional living space with views over the rear garden. To the first floor are three well proportioned bedrooms. The generously sized main bedroom is positioned to the front, while the second bedroom benefits from a private rear balcony and access to a Jack and Jill en suite shower room. A third good sized bedroom and a family bathroom fitted in a traditional style complete the accommodation. Externally, the property is set within gardens to both the front and rear, with a driveway providing off road parking and access to a detached garage.



## ENTRANCE HALL

3.00 x 2.77

A welcoming entrance to the property, with a side aspect window and staircase leading to the first floor.

## LOUNGE/DINING ROOM

24'3" x 15'10" (7.40 x 4.85)

Measured at the widest point.

A spacious L-shaped reception room with a dedicated dining area. French doors open into the rear sitting room.

## SITTING ROOM

12'5" x 10'9" (3.81 x 3.29)

A versatile room, with patio doors opening onto the rear garden.

## KITCHEN

11'0" x 10'4" (3.36 x 3.15)

Fitted with a range of modern shaker style units, contrasting worktops inset with a stainless-steel sink, a brand new built-in oven and hob, and space for further appliances.

## CONSERVATORY

14'3" x 9'8" (4.36 x 2.95)

Additional living space overlooking the rear garden.

## REAR LOBBY/WC

10'10" x 2'7" (3.32 x 0.80)

Side entrance to the property, with WC.

## FIRST FLOOR LANDING

With storage/airing cupboard.

## BEDROOM 1

13'2" x 11'2" (4.03 x 3.42)

Front aspect bedroom.

## BEDROOM 2

12'2" x 10'6" (3.71 x 3.22)

Rear aspect bedroom, with double doors opening onto the balcony.

## EN-SUITE SHOWER ROOM

7'4" x 5'6" (2.26 x 1.70)

A Jack and Jill shower room with additional access from the landing. Fitted with a corner shower enclosure and fitted storage incorporating a wash basin and WC.

## BEDROOM 3

11'11" x 9'11" (3.64 x 3.03)

Front aspect bedroom, with fitted cupboard over the stairs bulkhead.

## BATHROOM

10'4" x 5'5" (3.17 x 1.66)

Fitted in a traditional style featuring a freestanding slipper bath, pedestal basin and WC.

## TENURE

FREEHOLD

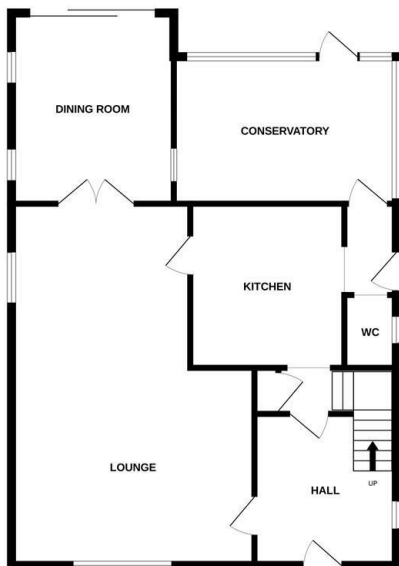
## COUNCIL TAX

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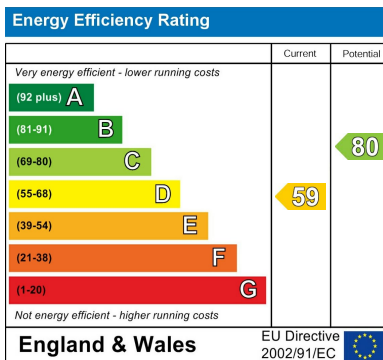
GROUND FLOOR  
871 sq.ft. (80.9 sq.m.) approx.

1ST FLOOR  
561 sq.ft. (52.1 sq.m.) approx.



TOTAL FLOOR AREA: 1432 sq.ft. (133.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Viewing

By appointment only.

### Tenure

We are advised by the vendor that the property is: As Above However, prospective purchasers should have the tenure of this property confirmed by a solicitor.

Additional Information Local Authority: North East Lincolnshire Council Telephone 01472 313 131

Services: All mains services are available or connected subject to the statutory regulations. we have not tested any heating systems, fixtures, appliances or services.

### DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS

Although we have taken great care to ensure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. Any references to the condition, use or appearance of the property or appliances therein, are made for guidance only, and no warranties are given or implied by this information. It is not the Agents policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries., in order to ensure that any necessary consents have been obtained. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purposes only and are not for any other use but guidance and illustration. The Agents have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore

