



8 Dene Road, Grimsby, DN32 0AL
£180,000

Key Features:

- Traditional Semi Detached Home
- Quiet Cul De Sac Position
- Stylish Modern Interior
- Three Bedrooms
- Open Plan Living Kitchen
- Bay Fronted Lounge
- Ground Floor Cloakroom/WC
- Modern Family Bathroom
- Ample Driveway Parking
- Rear Garden with Private Outlook

This beautifully upgraded three-bedroom semi-detached home offers stylish, contemporary accommodation finished to an excellent standard throughout. Thoughtfully improved in recent years, it combines modern family living with practical, well-planned spaces and is ready to move straight into.

A bay-fronted lounge features a striking fireplace incorporating a log-effect electric fire, creating a welcoming reception room. To the rear, an impressive open-plan living kitchen spans the full width of the property, forming the heart of the home. Fitted with a range of modern high-gloss units and integrated appliances, it offers generous space for cooking, dining and relaxing, making it ideal for both everyday family life and entertaining. A rear entrance lobby and convenient ground floor WC complete the ground floor.

To the first floor are three bedrooms, comprising two doubles and a single, with the principal bedroom benefiting from a full wall of quality freestanding wardrobes, which are to be included in the sale. The accommodation is complemented by a superbly appointed family bathroom by Richard Sutton Design, fitted with a vanity unit, WC, bath and rainfall shower over.

Outside, the enclosed rear garden provides a private and secure space, while ample off-road parking is complemented by a large composite shed with power, providing excellent storage.

Situated in this popular residential area off Weelsby Road, the property is well placed for well-regarded primary and secondary schools, and enjoys convenient access to both Grimsby town centre and Cleethorpes seafront.



LOUNGE
12'0" x 11'11" (3.66 x 3.64)

KITCHEN
14'5" x 9'1" (4.41 x 2.79)

LIVING/DINING AREA
12'10" x 11'10" (3.92 x 3.62)

CLOAKROOM/WC
4'5" x 3'7" (1.37 x 1.10)

FIRST FLOOR

BEDROOM 1
12'11" x 11'3" (3.94 x 3.45)

BEDROOM 2
11'10" x 9'10" (3.61 x 3.00)

BEDROOM 3
8'10" x 7'0" (2.70 x 2.15)

BATHROOM
6'2" x 5'11" (1.89 x 1.82)

TENURE
FREEHOLD

COUNCIL TAX BAND
B



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

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

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