



21 WIMBORN AVENUE

GRIMSBY, DN34 4QS

£185,000
FREEHOLD

Beautifully modernised throughout, this stylish semi-detached home boasts a gorgeous extended kitchen-diner, spacious lounge, versatile second reception room, contemporary bathroom, generous private rear garden, driveway and detached garage. Situated in a sought-after location just off Littlefield Lane, Grimsby.



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DESCRIPTION

Prepare to fall in love with this absolutely gorgeous three-bedroom semi-detached home, tucked away in the highly sought-after area just off Littlefield Lane, Grimsby. Perfectly positioned close to local amenities and just a short trip into the town centre, this property effortlessly combines contemporary style, generous living space and modern family living.

Having undergone an extensive scheme of modernisation and thoughtful improvements, this beautifully presented home boasts a chic, contemporary finish throughout, with stylish interiors and versatile living spaces designed to suit today's lifestyle.

Step inside and discover a welcoming entrance hallway leading to a stunning bay-fronted lounge, complete with an eye-catching media feature wall and illuminated shelving, creating the perfect space to unwind in style. A convenient downstairs cloakroom adds that extra touch of practicality.

The real showstopper is the gorgeous extended kitchen-diner, featuring a sleek, contemporary fitted kitchen with integrated appliances, including a dishwasher and fridge. Designed with both everyday living and entertaining in mind, this impressive space flows effortlessly into the rear garden through patio doors, allowing natural light to flood in and creating a lovely indoor-outdoor feel.

Leading off the kitchen-diner is a fabulous second reception room, offering endless possibilities as a cosy snug, stylish family room or additional lounge – the perfect spot for those relaxed evenings in.

Heading upstairs, the first floor continues to impress, offering two spacious double bedrooms, alongside a versatile third bedroom, ideal as a dressing room, nursery or chic home office. Completing the accommodation is a beautifully appointed family bathroom, finished in a contemporary style.

Outside, the property continues to deliver. To the

front, a neatly maintained lawn is complemented by a generous paved driveway providing ample off-road parking and leading to a detached single garage. The rear garden is a fantastic private retreat, featuring a spacious patio area perfect for summer entertaining, alfresco dining and those all-important garden gatherings. Beyond, a generous lawn is framed by established trees and shrubs, creating a lovely sense of privacy. An additional substantial area beyond the garage offers even more outdoor space and exciting potential.

ENTRANCE HALLWAY

LOUNGE

KITCHEN LIVING DINING ROOM

DOWNSTAIRS W.C

FIRST FLOOR HALLWAY

BEDROOM ONE

BEDROOM TWO

BEDROOM THREE/DRESSING ROOM

FAMILY BATHROOM

GARAGE AND FRONT AND REAR GARDENS

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ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band B

Viewings – By Appointment Only

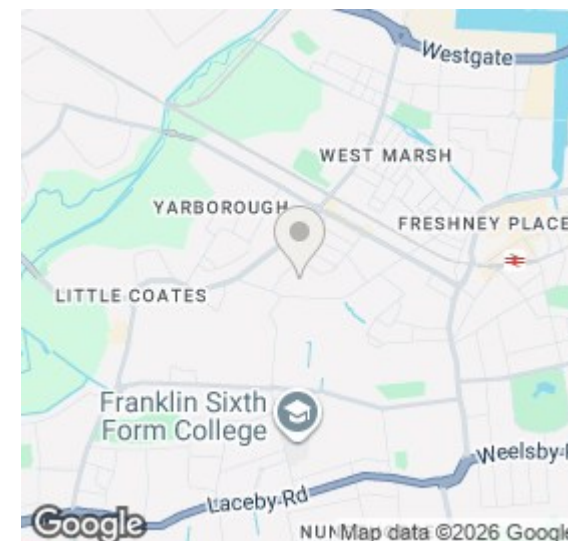
Floor Area – sq ft

Tenure – Freehold





Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only by prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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