



## 85 Nelson Way Grimsby, North East Lincolnshire DN34 5UJ

We are delighted to offer for sale this THREE BEDROOM SEMI DETACHED FAMILY HOME situated on the ever popular Laceby Acres close to all local amenities, fantastic links to both Grimsby, Cleethorpes and the Humber bank. The property benefits from gas central heating and uPVC double glazing with the accommodation comprising of; Entrance hallway, cloakroom, dining room, kitchen, utility area, lounge, sunroom and to the first floor three bedrooms, master with en suite shower room and family bathroom. The property sits away from the road with ample off road parking provided by the driveway which leads to the garage store. The rear garden has dual aspect patio areas, lawn with mature planting and fish pond with feature raised planters. Viewing is highly recommended.

**£160,000**

- IDEAL FIRST TIME BUY
- SEMI DETACHED WITH INTEGRAL GARAGE
- KITCHEN
- LOUNGE
- THREE BEDROOMS
- DOWNSTAIRS WC
- MAIN BEDROOM WITH ENSUITE
- FAMILY BATHROOM
- GARDEN
- OFF ROAD PARKING



## MEASUREMENTS

All measurements are approximate.

## ACCOMMODATION

### ENTRANCE

Accessed via a composite door into the hallway.

### HALLWAY

Having wood effect laminate flooring with double wooden doors leading to the dining room.



### CLOAKROOM

4'10" x 2'5" (1.48 x 0.76)

The handy cloakroom benefits from a white two piece suite comprising of wc and vanity hand wash basin with handy storage and tiled splashbacks. Finished with coving to the ceiling, tiled flooring, radiator and a uPVC double glazed window to the front aspect.



### DINING ROOM

12'11" x 10'5" (3.95 x 3.20)

The dining area has dual aspect uPVC double glazed window with modern blinds fitted, wood effect laminate flooring, coving to the ceiling, radiator and return stair case with carpeted tread and white wooden spindle balustrade. Open access to the kitchen.



### DINING ROOM



## KITCHEN

10'4" x 7'3" (3.15 x 2.21)

The modern kitchen benefits from a range of cream and purple high gloss wall and base units with wooden effect work surfaces, tiled splashbacks and incorporates a circular stainless steel sink and drainer, ceramic hob with electric fan assisted oven beneath and stainless steel chimney style extractor hood above and integrated fridge. Finished with wood effect laminate flooring, heated towel rail, uPVC double glazed window with night and day blind fitted and a uPVC double glazed door leading to the patio area.



## KITCHEN



## UTILITY

7'8" x 5'10" (2.34 x 1.79)

Formally part of the garage this handy work area has a work surface with tiled splashback and ample space for all appliance with plumbing for an automatic washing machine.



## LOUNGE

13'1" x 10'11" (4.00 x 3.34)

The lounge has uPVC double glazed patio doors leading to the sunroom. Coving to the ceiling, wood effect laminate flooring and radiator with ornate cover.



## LOUNGE



## SUNROOM

The handy addition has dual aspect uPVC double glazed window with French doors leading to the patio and wood effect laminate flooring.



## FIRST FLOOR

### FIRST FLOOR LANDING

Having continued carpeted flooring, coving to the ceiling and airing cupboard.



### BEDROOM ONE

10'4" x 8'11" (3.17 x 2.74)

The master bedroom has a uPVC double glazed window to the rear aspect, coving to the ceiling, carpeted flooring, radiator and built in wardrobe. Door leading to the en suite shower room.



## BEDROOM ONE



## EN SUITE SHOWER ROOM

6'10" x 4'5" (2.09 x 1.36)

Benefitting from a white three piece suite comprising of; Walk in shower with glazed screens and tiled splashbacks, pedestal hand wash basin and low flush wc. Finished with coving and down lighting to the ceiling, tiled effect flooring, heated towel rail and a uPVC double glazed window to the rear aspect.



## BEDROOM TWO

10'1" x 9'6" (3.08 x 2.92)

The second double bedroom is to the front aspect with wood effect laminate flooring, radiator and coving to the ceiling.



## BEDROOM TWO



### BEDROOM THREE

8'10" x 8'5" (2.70 x 2.58)

Again to the front aspect of the property with a uPVC double glazed window, wood effect laminate flooring, radiator and loft access to the ceiling. The loft has a pull down ladder, partial boarding and a light fitted.



### FAMILY BATHROOM

8'0" x 4'9" (2.44 x 1.45)

The family bathroom benefits from a white three piece suite comprising of; Bath with shower over and glazed screen and a high high gloss combination unit housing the hand wash basin and low flush wc with hidden cistern. Finished with aqua style panelling to the walls, tiled effect flooring, heated towel rail, down lighting and a uPVC double glazed window to the side aspect.



### OUTSIDE

#### THE GARDENS

The front garden is open plan and provides off road parking for two vehicles with mature planting to the border. The rear garden has dual aspect patio areas one being deck and the other paved, raised planting beds and fish pond with lawn area having well stock borders and fenced boundaries.



#### THE GARDENS



## 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 - C

### VIEWING ARRANGEMENTS

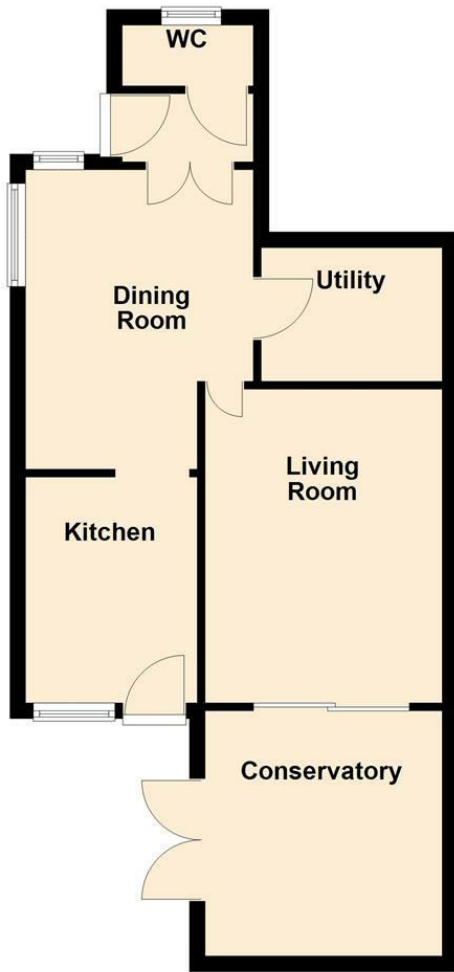
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

### OPENING TIMES

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

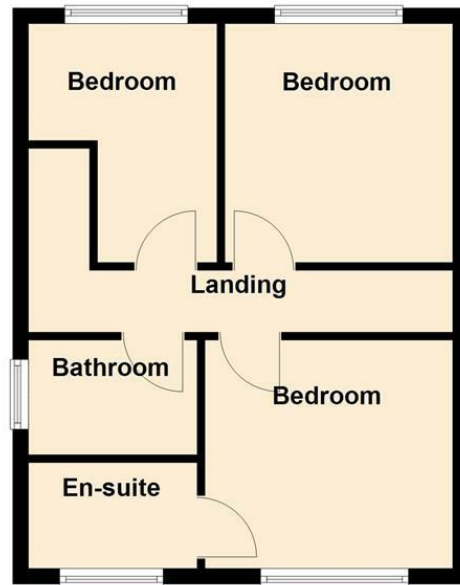
### Ground Floor

Approx. 47.2 sq. metres (507.9 sq. feet)

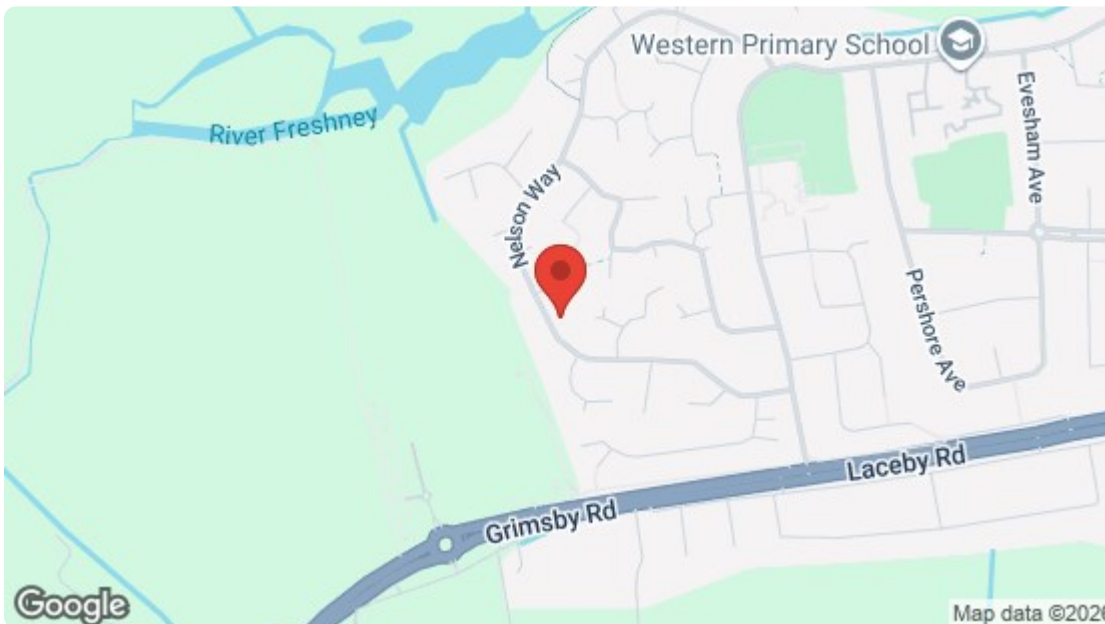


### First Floor

Approx. 38.1 sq. metres (409.9 sq. feet)



Total area: approx. 85.3 sq. metres (917.8 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>72</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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 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.