



## 46 Anderby Drive Grimsby, North East Lincolnshire DN37 9HB

We are delighted to offer for sale this immaculate THREE BEDROOM DETACHED FAMILY HOME situated on the fringes of Grimsby ideally placed for local amenities and within easy access of the A46 and A180 providing links to the motorway network. The property benefits from gas central heating and uPVC double glazing and is finished to a high specification. The accommodation comprises of; Entrance hallway, cloakroom/wc, lounge, rear sitting dining room, modern kitchen, utility room and to the first floor three good sized bedrooms and modern family bathroom. Enjoy a larger than average plot with a walled boundary to the front, well maintained garden with lawn and shingle driveway ideal for parking several vehicles, gated access to the rear garden with driveway leading to the detached garage and carport. The rear garden is mainly laid to lawn with fenced boundaries, paved patio and fish pond (empty). Viewing is highly recommended.

**Offers In The Region Of  
£220,000**

- DETACHED FAMILY HOME
- MODERN KITCHEN
- UTILITY ROOM
- LOUNGE
- REAR SITTING/DINING ROOM
- THREE BEDROOMS
- MODERN FAMILY BATHROOM
- FRONT & REAR GARDENS
- DETACHED GARAGE
- VIEWING RECOMMENDED



## MEASUREMENTS

All measurements are approximate.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE

Accessed via a half glazed uPVC door with side light panel into the hallway.



#### HALLWAY

The welcoming hallway has wood effect tiled flooring and radiator with a solid Oak doors leading to the further accommodation.

#### CLOAKROOM/WC

5'11" x 3'6" (1.81 x 1.09)

The cloakroom benefits from a white two piece suite comprising of; Low flush wc with hidden cistern, and vanity unit with hand wash basin and handy storage finished in a modern wood tone. Finished with distressed wood effect tongue and groove to dado height, wood effect tiled flooring and uPVC double glazed window to the side aspect. Oak connecting door.



#### LOUNGE

13'10" x 11'3" (4.22 x 3.43)

The lounge has a uPVC double glazed window to the front aspect, carpeted flooring, coving to the ceiling and radiator. Half glazed Oak door leading to the rear sitting/dining room.



#### LOUNGE



**REAR DITTING/DINING ROOM**

20'3" x 12'2" (6.18 x 3.73)

This great sized room is presently used as a dining room and is finished with coved ceiling, carpeted flooring, radiator and uPVC double glazed window to the side aspect. Having the returned stairs case to one end with carpeted flooring, Oak open spindle balustrade leading to the first floor. Modern under stair storage. Half glazed Oak door leading to the kitchen.



**REAR DITTING/DINING ROOM**



**REAR DITTING/DINING ROOM**



**REAR DITTING/DINING ROOM**



**KITCHEN**

14'6" x 8'10" (4.44 x 2.71)

The sleek modern kitchen benefits from a large range of stone coloured wall and base units with soft shut doors and matching pan draws having solid Oak worksurfaces with matching upstands and incorporating an inset sink, all Neff appliances include induction hob with black glass splashback, modern black glass extractor hood, eye level electric fan assisted oven with combination oven above, integrated fridge freezer and dishwasher. Finished with wood effect tiled flooring, coving to the ceiling, down lights, radiator and uPVC double glazed window to the rear aspect. Oak half glazed door leading to the utility room.



**KITCHEN**



**KITCHEN**



**KITCHEN**



### UTILITY ROOM

9'1" x 5'4" (2.77 x 1.64)

Benefitting from a range of matching units to the kitchen, solid wood worksurfaces and matching up stands, ample space for an automatic washing machine and tumble dryer, continued wood effect tiled flooring from the kitchen, coving to the ceiling and down lights. uPVC double glazed window to the side aspect and a half glazed uPVC door leading to the garden.



### FIRST FLOOR

#### FIRST FLOOR LANDING

Having continued carpeted flooring with Oak open spindle balustrade, coving to the ceiling, down lights and handy airing cupboard that houses the wall mounted boiler.



#### BEDROOM ONE

13'11" x 9'0" (4.26 x 2.75)

The first double bedroom is to the front aspect with a uPVC double glazed window, carpeted flooring and radiator.



#### BEDROOM ONE



### BEDROOM TWO

13'11" x 9'0" (4.26 x 2.75)

The second double bedroom is to the rear aspect with a uPVC double glazed window, carpeted flooring and radiator.



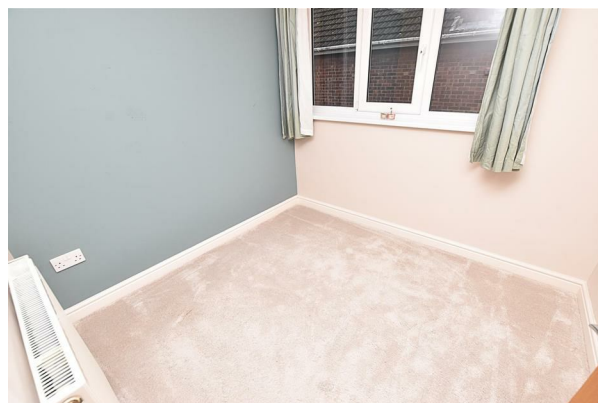
### BEDROOM TWO



### BEDROOM THREE

7'8" x 8'2" (2.34 x 2.51)

Having a uPVC double glazed window to the side aspect, coved ceiling, carpeted flooring and radiator. Loft access to the ceiling. The loft is fully boarded and has a light fitted.



### FAMILY BATHROOM

7'6" x 5'9" (2.31 x 1.76)

The modern family bathroom benefits from a white three piece suite which comprises of; P Shaped bath with mains fed rain fall shower, corner tap and hand shower attachment, floating hand wash basin and low flush wc with hidden cistern. Finished with high shine wall and floor tiles, down lights, extractor fan and uPVC double glazed window to the side aspect.



### OUTSIDE

## **GARDENS**

The property stand away from the road with a low walled boundary having feature wrought iron above to the front and a mixture of fencing to the side boundaries, open access driveway with red brick paving leading to a shingle driveway providing handy off road parking for several vehicles. The front garden is laid to lawn with well stocked borders. Wooded fencing and gate lead to the rear garden. Continued driveway with carport above leading to the detached garage. The garden has fenced boundaries and is mainly laid to lawn with a paved patio area and feature pond(currently empty).



## **GARDENS**



## **GARAGE**

Detached concrete sectional garage with up and over door to the front, electric and lighting.

## **COUNCIL TAX BAND & EPC RATING**

Council Tax Band - C

EPC - C

## **TENURE - FREEHOLD**

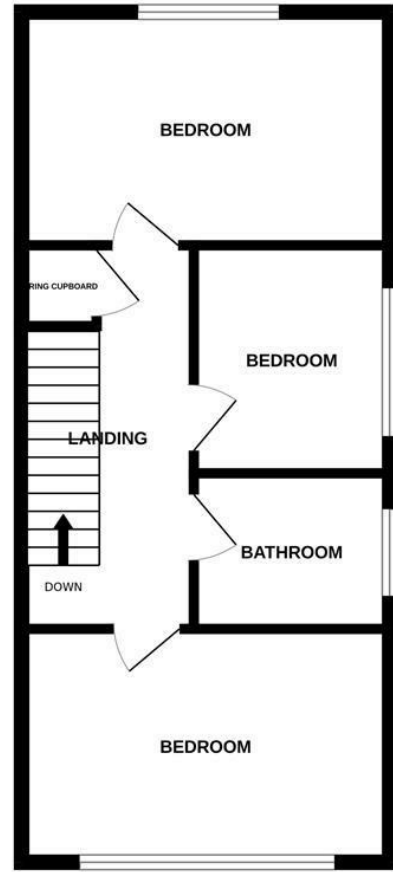
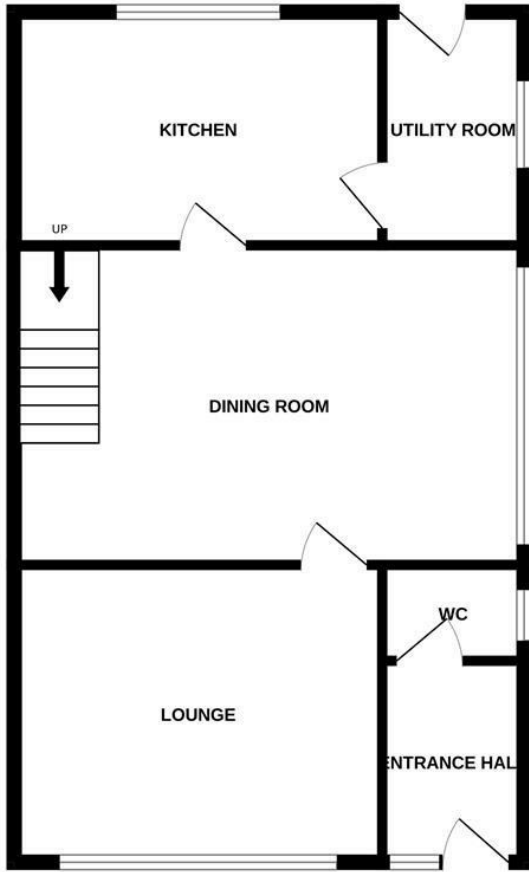
We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

## **VIEWING ARRANGEMENTS**

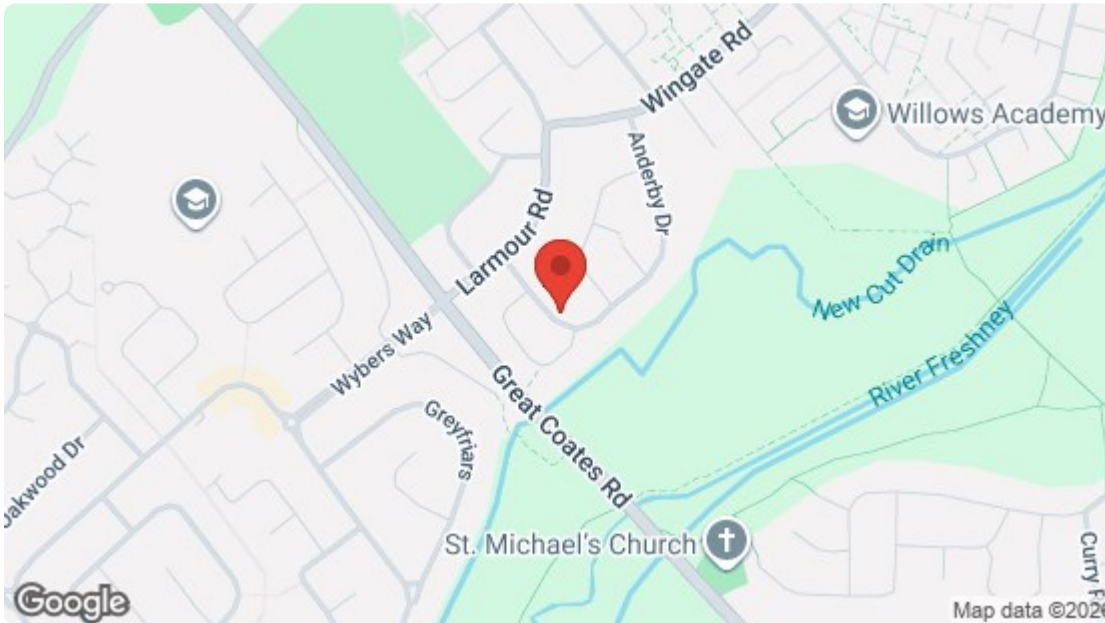
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

## **OPENING TIMES**

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



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	83
(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	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		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 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.