



3 House Martin Avenue Grimsby, North East Lincolnshire DN37 0FL

Located on the edge of Waltham, on the ever popular partly constructed development by Cyden Homes known as The Hyde is this well presented THREE BEDROOM SEMI DETACHED HOUSE. The Serpentine design has accommodation including Entrance hall, cloaks/wc, good sized lounge with double doors opening into the full width dining kitchen. To the first floor there are three good sized bedrooms one with an en suite shower room plus a family bathroom/wc. Gas central heating system. Double glazing. Security alarm. Brick garage. Corner position with gardens on three sides including an enclosed SOUTH FACING rear garden. Carpets, curtains and blinds included in the sale. NO FORWARD CHAIN.

£247,000

- NEARLY NEW SEMI DETACHED HOUSE
- LOUNGE
- KITCHEN/BREAKFAST ROOM & CLOAKS/WC
- THREE GOOD SIZED BEDROOMS
- EN SUITE SHOWER ROOM & FAMILY BATHROOM
- GAS CENTRAL HEATING SYSTEM
- DOUBLE GLAZING
- BRICK GARAGE & DRIVEWAY
- SOUTH FACING GARDEN
- NO FOWARD CHAIN



DRAFT DETAILS

PLEASE NOTE THESE ARE DRAFT PARTICULARS AWAITING FINAL APPROVAL FROM THE VENDOR, THEREFORE THE CONTENTS HEREIN MAY BE SUBJECT TO CHANGE AND MUST NOT BE RELIED UPON AS AN ENTIRELY ACCURATE DESCRIPTION OF THE PROPERTY.

ACCOMMODATION

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MEASUREMENTS

All measurements are approximate.

GROUND FLOOR

ENTRANCE HALL

Approached via a composite entrance door onto the striking tiled floor together with the spelled staircase which leads up to the first floor. Radiator.



CLOAKS/WC

Having a small corner sink and a low flush wc. Tiled flooring. Extractor fan. Radiator.



LOUNGE (FRONT)

10'8" x 20'5" (3.27 x 6.23)

This excellent sized formal lounge has a double glazed bay window to the front elevation fitted with Plantation shutters and radiator. The double oak style doors leads into the kitchen/breakfast room.



LOUNGE



KITCHEN/BREAKFAST ROOM

17'5" x 10'0" (5.32 x 3.06)

The kitchen area is fitted with a range of grey base and wall cupboards including an integrated dishwasher together with a built in electric oven, gas hob with an extractor fan above. The Logic gas fire boiler is concealed within a matching cupboard. The contrasting work surfaces are inset with a resin sink and has space beneath for washing machine. Ample space for a dining table and chairs. Radiator. Double glazed window to the kitchen area plus double French doors to the dining area. Inset spot lights to ceiling. Tiled flooring.



KITCHEN/BREAKFAST ROOM



FIRST FLOOR

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LANDING

Access to roof space. Useful airing cupboard.

BEDROOM 1 (FRONT)

15'5" x 13'10" (4.72 x 4.24)

Double glazing window to the front elevation. Radiator. Door leads into the en suite.



EN SUITE

6'6" x 7'3" (1.99 x 2.22)

Fitted with a tiled shower cubical having a bi folding door to the front, a vanity unit including a semi recessed sink and a low flush wc. Inset spot lights to ceiling. Extractor fan. Heated towel rail and vinyl flooring.



BEDROOM 2 (REAR)

8'8" x 8'10" (2.65 x 2.70)

Double glazed window. Radiator.



BEDROOM 3 (REAR)

10'2" x 9'4" (3.12 x 2.86)

Double glazed window. Radiator.



BATHROOM/WC

5'6" x 6'11" (1.68 x 2.12)

Fitted with a suite in white comprising a panelled bath, a vanity sink and a low flush wc. The walls are partly tiled in a contrasting ceramic tile. Heated towel rail. Double glazed window. Vinyl flooring.



OUTSIDE



BRICK GARAGE

18'6" x 9'9" (5.64 x 2.98)

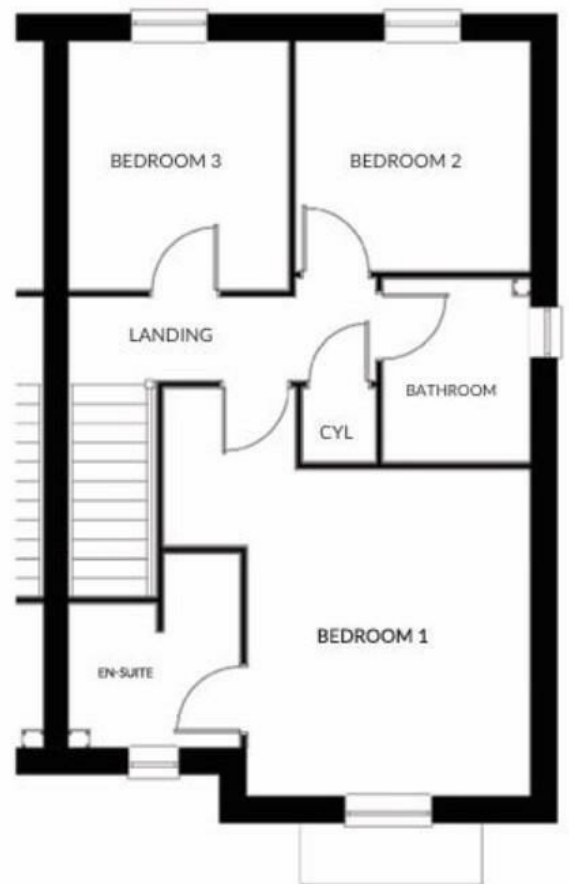
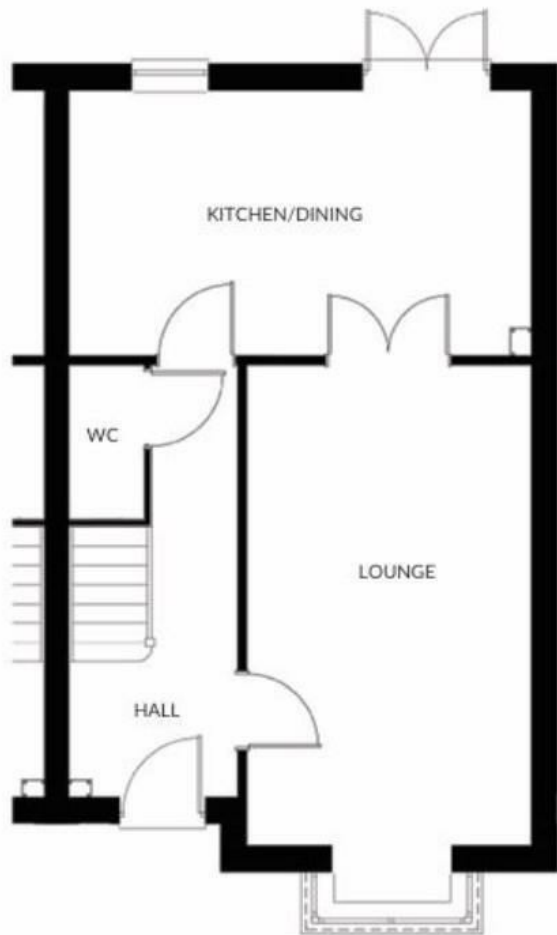
With an up and over door to the front, light and power.



THE GARDENS

The property stands on a prominent corner plot with an open plan front garden plus an enclosed rear and side garden, this garden contains a large paved patio area ideal for Alfresco dining together with the lawned side garden. There is a pedestrian gate which leads to the garage.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(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		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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 firms 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.