ARGYLE
ESTATE AGENTS

16 Deene Close, Grimsby, North East Lincolnshire, DN34 5XB
£165,000

31 Sea View Street, Cleethorpes, North East Lincolnshire, DN35 8EU Tel: 01472 603929

Key Features:

- Three Bedroom End Link Property
- Modern Interior
- Spacious Living Room
- Dining Kitchen
- Downstairs WC and First Floor Family Bathroom
- Front and Rear Gardens
- Off Road Parking & Garage

Situated at Laceby Acres, this well presented three bedroom end link home offers modern accommodation ideal for families and first time buyers. The property is conveniently placed for local amenities and within close proximity to the popular Laceby Acres Primary Academy.
The accommodation includes a spacious living room, dining kitchen, and a downstairs cloak/WC. French doors open from the kitchen onto the low maintenance rear garden, creating a pleasant connection to the outdoor space. To the first floor are three bedrooms and a bathroom.
Outside, there are well maintained gardens to the front and rear, with off road parking, and a single garage.

ENTRANCE HALLWAY
Accessed to the rear of the property, with a useful built-in shoe cupboard, and wood effect laminate flooring which continues throughout the ground floor.

CLOAKROOM/WC
5'4" x 2'8" (1.64 x 0.82)
Fitted with a WC and vanity unit.

LIVING ROOM
14'9" x 13'11" (4.52 x 4.26)
With a front aspect window, and staircase to the first floor.

DINING KITCHEN
14'9" x 9'4" (4.51 x 2.86)
Fitted with a range of modern units, worktops inset with a stainless-steel sink, brand new built-in oven, gas hob with extractor over, integrated fridge/freezer, and plumbing for a washing machine. Rear aspect window, and French doors opening onto the rear garden.

FIRST FLOOR

BEDROOM 1
10'5" x 8'2" (3.20 x 2.49)
To front aspect, with a built-in double wardrobe, and access to the loft via a drop-down ladder (loft boarded and housing the gas central heating boiler).

BEDROOM 2
9'9" x 8'1" (2.98 x 2.48)
To rear aspect, a second double bedroom with a built-in double wardrobe, plus storage cupboard.

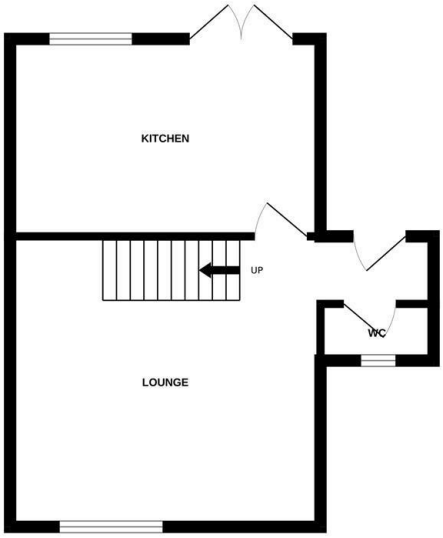
BEDROOM 3
7'6" x 6'5" (2.30 x 1.96)
A single bedroom, to front aspect.

BATHROOM
6'6" x 6'5" (2.00 x 1.96)
Fitted with a pedestal basin, WC, and panelled bath with shower over.

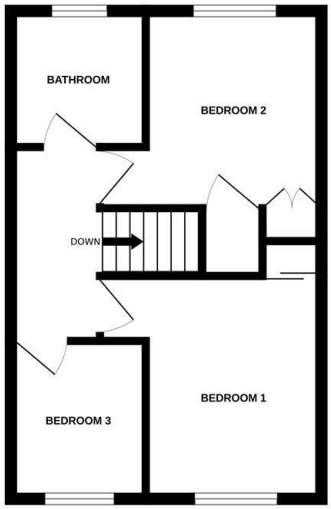
TENURE
FREEHOLD

COUNCIL TAX BAND
A

GROUND FLOOR
380 sq.ft. (35.3 sq.m.) approx.



1ST FLOOR
347 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA : 727 sq.ft. (67.5 sq.m.) approx.

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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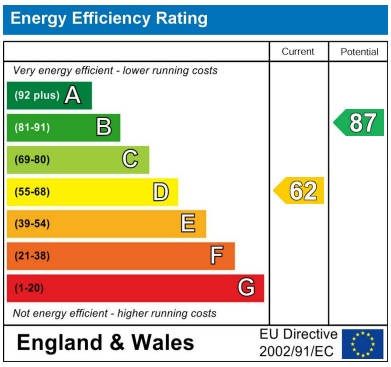

Viewing

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 confirrmed 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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