



# Canters

Exmoor Close, Healing, DN41 7AE

**TO LET - £875 pcm (DEPOSIT - £1,000)**

Chartered Surveyors

Viewing is highly recommended on this modern three-bedroom semi-detached house, located within the much sought-after and highly desirable village of Healing, found in a block-paved cul-de-sac just off Grampian Avenue. Healing offers a range of local amenities including a medical centre, Healing and District Social Club, Healing Academy and a railway station. The village is situated approximately four miles from Grimsby town centre and benefits from excellent road links to the A180.

The well-planned accommodation benefits from uPVC double-glazed windows, gas-fired central heating and solar panels, and briefly comprises a hallway, kitchen diner, living room and cloakroom to the ground floor. To the first floor are three bedrooms and a family bathroom. Externally, the property offers low-maintenance gardens and a block-paved parking space to the side.

**Entrance Hallway** With uPVC part double-glazed entrance door and tiled flooring, which continues through to the cloakroom and kitchen.

**Cloakroom** Fitted with a modern white suite comprising a pedestal wash hand basin with mixer tap, low-flush WC and ceiling downlights.

**Sitting Room** 5.00m x 3.55m Located to the rear of the property and enjoying views over the garden. The room benefits from two uPVC double-glazed doors opening onto the patio, a rear-facing window and coving to the ceiling.

**Kitchen Diner** 4.38m x 2.85m Fitted with a range of shaker-style wall and base units with contrasting work surfaces, incorporating a stainless steel sink unit with mixer tap. Integrated oven, four-ring gas hob with chimney-style extractor over, space for a washing machine and splashback tiling. Finished with ceiling downlights and a front-facing window.

**Landing** Providing access to all three bedrooms and the family bathroom.

**Bedroom 1** 3.85m x 2.86m With window to the front elevation and coving to the ceiling.

**Bedroom 2** 2.36m x 3.93m With window overlooking the rear garden.

**Bedroom 3** 2.74m x 2.50m With rear-facing window.

**Bathroom** Fitted with a modern white suite comprising a panelled bath with glass screen and power shower over, pedestal wash hand basin and low-flush WC. Finished with part-tiled walls and ceiling downlights.

**Outside** The front of the property is open plan with a block-paved driveway to the side. The enclosed rear garden is accessed via a side gate and features a paved patio area, raised decked seating area and a garden shed, offering a pleasant and low-maintenance outdoor space.

**Tenancy Details** Available to let on an unfurnished basis by way of an Assured Shorthold Tenancy Agreement (AST) for a minimum term of six months, at a rent of £875 per calendar month. A deposit of £1,000 is payable and will be held within a Deposit Protection Scheme (DPS).

**Council Tax Band:** 'C' NB: This can be reviewed by the Local Authority.

**EPC Rating:** 'C'

#### **FURTHER INFORMATION AND TO VIEW:**

Viewing by appointment only, contact [enquiries@canters.co.uk](mailto:enquiries@canters.co.uk) 01472 356143.

**DISCLAIMER:** This floor plan is provided for illustrative purposes only and is not to scale. It should not be relied upon for accuracy. The image remains the intellectual property of Canters and must not be reproduced without consent.

## ADDITIONAL PHOTOS & PLANS



Sitting Room



Kitchen



Bedroom 1



Bedroom 2



Bedroom 3



Bathroom

Grimsby 12 Town Hall Street, DN31 1HN

Property Inspected: 03/02/2026

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01472 356143