



107 Weelsby Road, Grimsby, DN32 0PX
£260,000

Key Features:

- Traditional Four Bedroom Semi Detached Home
- Spacious & Versatile Family Accommodation
- Two Reception Rooms
- Open Plan Kitchen Diner with Full Range of Integrated Appliances
- Ground Floor Cloakroom/WC
- Air Conditioning Mainly Throughout
- Off Road Parking & Garage at Rear

A traditional four bedroom semi-detached home offering spacious and highly versatile family accommodation, with two reception rooms and a superb open plan kitchen and dining room. The property combines traditional features with a range of thoughtful improvements, providing an excellent setting for modern family living.

The entrance hall provides access to the principal ground floor accommodation and includes a convenient cloakroom/WC. The bay-fronted lounge features a log burner, while the separate sitting room has a full wall of fitted storage cupboards together with French doors opening onto the rear garden.

The open plan kitchen and dining room provides an excellent family space, with the dining area having a side bay window and further log burner. The kitchen is fitted with contemporary units and a large range of integrated appliances, including a double oven, induction hob, larder fridge, freezer, dishwasher and washing machine. Underfloor heating runs throughout the kitchen and dining area, while air conditioning is installed mainly throughout the property.

To the first floor, the spacious main bedroom benefits from built-in wardrobes, with two further good-sized bedrooms and a fourth bedroom currently used as a study. The family bathroom is fitted with a shower enclosure, bath and vanity unit, with a separate WC located independently off the landing.

To the rear, the driveway is accessed via Bratton Court and provides off-road parking for two vehicles, along with access to the detached garage. The mainly lawned rear garden provides a pleasant outdoor space and incorporates an outdoor kitchen area.

The property is well placed for popular schools and colleges, local parks and amenities, with the town centre also within easy reach.



LOUNGE
17'4" x 13'10" (5.30 x 4.23)

SITTING ROOM
12'11" x 11'4" (3.94 x 3.47)

KITCHEN DINER
26'5" x 10'10" (8.07 x 3.31)

CLOAKROOM/WC
5'11" x 4'5" (1.81 x 1.37)

FIRST FLOOR

BEDROOM 1
14'10" x 13'10" (4.54 x 4.24)

BEDROOM 2
12'10" x 11'5" (3.93 x 3.49)

BEDROOM 3
10'11" x 7'10" (3.33 x 2.39)

BEDROOM 4/STUDY
9'4" x 8'0" (2.86 x 2.44)

BATHROOM
8'0" x 5'4" (2.46 x 1.63)

SEPARATE WC
14'5" x 2'8" (4.41 x 0.82)

TENURE
FREEHOLD

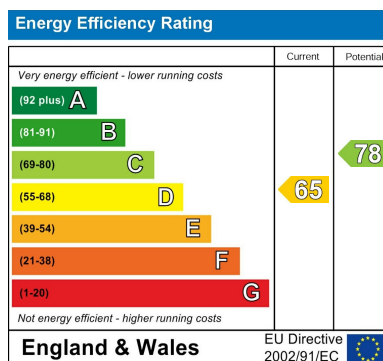
COUNCIL TAX BAND
C





TOTAL FLOOR AREA: 1487 sq.ft. (138.2 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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The network, 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 confirmed 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

Although we have taken great care to ensure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. Any references to the condition, use or appearance of the property or appliances therein, are made for guidance only, and no warranties are given or implied by this information. It is not the Agents policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries., in order to ensure that any necessary consents have been obtained. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purposes only and are not for any other use but guidance and illustration. The Agents have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore