Joy Walker

ESTATE AGENTS



90 Nelson Way

Grimsby, North East Lincolnshire DN34 5UL

Located on the popular Laceby Acres Development is this THREE/FOUR BEDROOM DETACHED HOUSE which stands in south facing gardens. The flexible accommodation includes: Entrance hall, cloak/wc, bedroom 4/gym/playroom, formal lounge, dining room and fitted kitchen to the ground floor plus three good sized bedrooms and a contemporary styled shower room to the first floor. Gas central heating (modern boiler). Double glazing. Front garden with off road parking plus a south facing rear garden including a substantial summerhouse.

- DETACHED FAMILY HOUSE
- LOUNGE & DINING ROOM
- PLAYROOM/OCCASIONAL BEDROOM
- MODERN FITTED KITCHEN & CLOAKS/WC
- THREE FIRST FLOOR BEDROOMS
- CONTEMPORARY STYLED SHOWER ROOM
- GAS CENTRAL HEATING SYSTEM MODERN BOILER
- DOUBLE GLAZING
- OFF ROAD PARKING
- SOUTH FACING GARDEN WITH SUMMERHOUSE







Offers Over £185,000

58 St Peters Avenue, Cleethorpes, Lincolnshire, DN35 8HP Telephone: 01472 200818 Fax: 01472 200618

www.joywalker.co.uk

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.

MEASUREMENTS
All measurements are approximate.

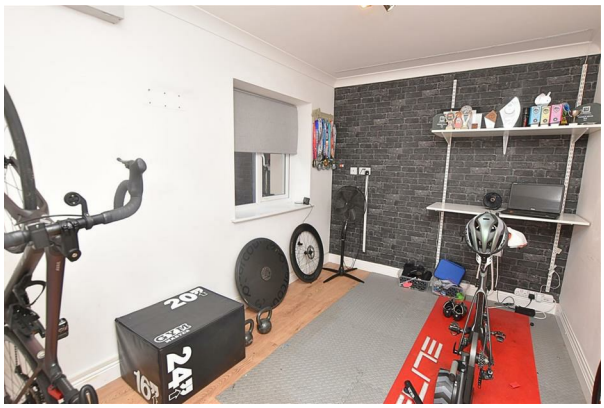
ACCOMMODATION
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ENTRANCE HALL
Approached via a composite entrance door which has laminate flooring and a double glazed window to the front elevation. Open access leads into the cloakroom and bedroom four.

CLOAKROOM
Fitted with a low flush wc and a pedestal wash hand basin, Heated towel rail, extractor fan and double glazed window.



BEDROOM FOUR/GYM (GROUND FLOOR)
10'8" x 8'2" (3.27 x 2.51)
This multi functional room could be used as an occasional bedroom, indoor gym, playroom or a home office and has a double glazed window, laminate flooring and coving to ceiling.



LOUNGE (FRONT)
13'10" x 10'10" (4.24 x 3.32)
Having a double glazed window to the front elevation, radiator, coving to ceiling and laminate flooring. The staircase to the first floor is position in the back corner of this room.



LOUNGE



DINING ROOM

10'10" x 8'2" (3.32 x 2.51)

Double glazed French doors which leads out onto the rear garden, laminate flooring, coving to ceiling and radiator.



DINING ROOM



KITCHEN

11'5" x 8'2" (3.48 x 2.51)

Fitted with a modern range of base and wall cupboards incorporating an electric oven, a gas hob having an extractor chimney above. The contrasting dark work surfaces are inset with a black resin sink with space beneath for washing machine. Complementary splash backs. Tiled flooring. Radiator. Double glazed window and door.



FIRST FLOOR

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LANDING

Access to roof space, useful airing cupboard, radiator and coving to ceiling

BEDROOM ONE

14'8" x 7'3" (4.49 x 2.23)

Double glazed window to the rear elevation, laminate flooring and radiator. Walk in shelved wardrobe cupboard.



BEDROOM TWO

10'11" x 7'5" (3.33 x 2.27)

Double glazed window, radiator and coving to ceiling.



BEDROOM THREE

7'5" x 8'2" (2.27 x 2.51)

Double glazed window, radiator, laminate flooring and coving to ceiling.



SHOWER ROOM/WC

8'2" x 6'7" (2.51 x 2.01)

This contemporary styled shower room is fitted with a corner shower cubicle having a glass front, a large white high gloss vanity unit and a low flush wc. The walls are finished in a tiled effect Mermaid wall boarding and above the vanity unit is an illuminated mirror. Double glazed window. Heated towel rail.



OUTSIDE

THE GARDENS

The property stands in both front and rear gardens, the fore garden is block paved which provides off road parking together with gravel borders for ease of maintenance. The enclosed south facing rear garden includes a WEST facing raised wooden decked area ideal for outside entertaining again with gravel areas and raised wooden planters.



THE GARDENS



SUMMER HOUSE

15'3" x 12'0" (4.65 x 3.68)

Ideal for entertaining during the summer months this substantial summer house has light and power.



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.

COUNCIL TAX BAND & EPC RATING

Council Tax Band - B
EPC - C

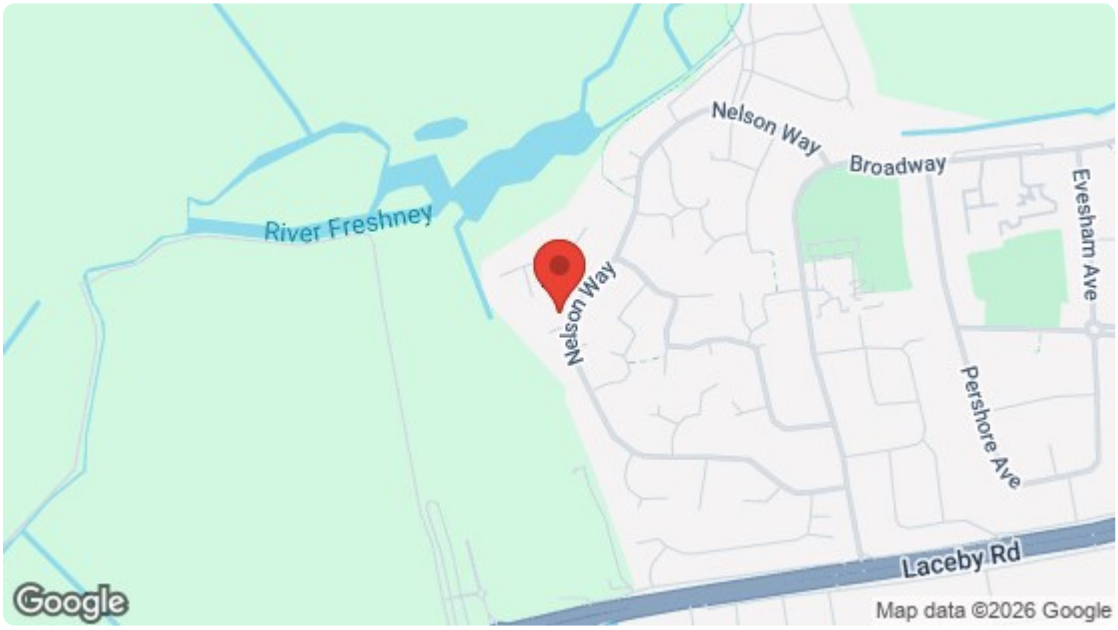
VIEWING ARRANGEMENTS

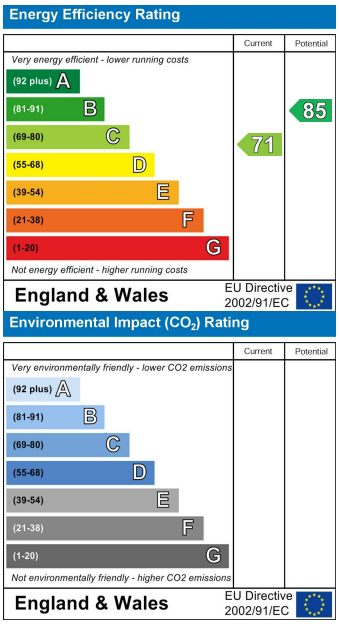
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

OPENING TIMES

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







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.