



## 4 Aspen Lane Grimsby, North East Lincolnshire DN37 7EH

We are pleased to present this attractive modern semi-detached home, located on a sought-after development constructed in 2016 by Snape Builders, on the edge of this well-regarded village. The property enjoys convenient access to a variety of local amenities, a newly opened public house, along with excellent transport links via the A46 and A180 connecting to the wider motorway network. Beautifully maintained and stylishly decorated throughout the home is ready for immediate occupation. Benefitting from gas central heating and uPVC double glazing the accommodation briefly comprises: welcoming entrance hall, cloakroom, comfortable lounge, and a contemporary dining kitchen. To the first floor are three bedrooms, including a principal bedroom with en-suite shower room, alongside a modern family bathroom. Externally, the property features an open-plan frontage with a driveway to the side providing generous off-road parking and access to the garage. The garage offers exciting potential for conversion into a home office or garden room, subject to the necessary consents. The enclosed rear garden enjoys a sunny southerly aspect and has been thoughtfully landscaped with artificial lawn, paved patio seating area, and a raised terrace. Early viewing is highly recommended to fully appreciate what this lovely home has to offer with NO FORWARD CHAIN.

**Chain Free £220,000**

- LACEBY VILLAGE LOCATION
- SEMI DETACHED PROEPRTY
- KITCHEN DINER
- LOUNGE
- THREE BEDROOMS
- MASTER WITH EN SUITE SHOWER ROOM
- FAMILY BATHROOM
- SOUTHERLY FACING REAR GARDEN
- SINGLE GARAGE
- NO FORWARD CHAIN



## MEASUREMENTS

All measurements are approximate.

## ACCOMMODATION

### ENTRANCE

Access via a composite door into the welcoming hallway.



### HALLWAY

The welcoming hallway has wood effect laminate flooring, radiator and carpeted stairs leading to the first floor. Oak connecting doors leading to the further accommodation.

### CLOAKROOM

5'4" x 2'10" (1.64 x 0.88)

The handy cloakroom benefits from a white two piece suite comprising of; Low flush wc and pedestal hand wash basin with tiled splashbacks. Finished with wood effect laminate flooring, radiator, extractor fan and a uPVC double glazed window to the front aspect.



### LOUNGE

16'4" x 11'8" (4.99 x 3.56)

The lounge has a uPVC double glazed window to the front aspect, carpeted flooring, radiator and large built in understairs storage cupboard.



### LOUNGE



### KITCHEN DINER

15'3" x 9'7" (4.66 x 2.94)

The kitchen benefits from a range of cream fronted wall and base units with contrasting worksurfaces and matching upstands incorporating a stainless steel sink and drainer, gas hob with stainless steel splashback and chimney style extractor hood above with electric fan assisted oven beneath, integrated fridge freezer and automatic washing machine. Finished with down lights to the ceiling, wood effect laminate flooring, radiator, uPVC double glazed window and French doors overlooking the garden. Ample room for a family dining table.



### KITCHEN DINER



### KITCHEN DINER



### FIRST FLOOR

#### FIRST FLOOR LANDING

Having continued carpeted flooring, white wood spindle balustrade, radiator and loft access to the ceiling. Oak connecting doors leading to the further accommodation.



### **BEDROOM ONE**

12'9" x 8'6" (3.89 x 2.60)

The master bedroom is to the rear aspect and has a uPVC double glazed window, carpeted flooring and radiator. Door leading to the en suite shower room.



### **BEDROOM ONE**



### **EN SUITE SHOWER ROOM**

8'5" x 2'9" (2.58 x 0.856)

Benefitting from a white three piece suite comprising of; Shower with glazed screen, pedestal hand wash basin and low flush wc. Finished with tiling to the walls, tiled effect vinyl flooring, radiator, extractor fan and shaver point.



### **EN SUITE SHOWER ROOM**

### **BEDROOM TWO**

10'2" x 8'6" (3.11 x 2.61)

The second double bedroom is to the front of the property with a uPVC double glazed window, carpeted flooring and radiator.



### BEDROOM THREE

10'5" x 7'2" (3.20 x 2.20)

Presently being used as a dressing room the third bedroom has a uPVC double glazed window to the front aspect, carpeted flooring and radiator.



### BATHROOM

6'4" x 6'2" (1.95 x 1.90)

The family bathroom benefits from a white three piece suite comprising of; Bath with shower over and glazed screen, low flush wc, floating vanity hand wash basin with handy storage draws. Finished with part tiled walls and tiled effect vinyl flooring, heated towel rail and uPVC double glazed window to the rear aspect.



### OUTSIDE

#### THE GARDENS

The property sits with in a cul de sac and enjoys an open plan front garden laid with slate, red brick driveway ideal for off road parking of several vehicle. Side fencing and wooden gate leading to the rear garden. The southerly facing rear garden has fenced boundaries and is laid artificial grass with a paved patio leading from the property and a rear raised decked patio area finished with raised feature sleeper planting beds.



#### THE GARDENS



### BRICK GARAGE

The brick garage has an up and over door to the front and is fitted with electric and lighting. The current vendor has add uPVC double glazed French doors to the side aspect overlooking the garden giving you potential to possibly convert to a garden room. (Planning permission dependant).

### COUNCIL TAX BAND & EPC RATING

Council Tax Band - B

EPC -

**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.

**VIEWING ARRANGEMENTS**

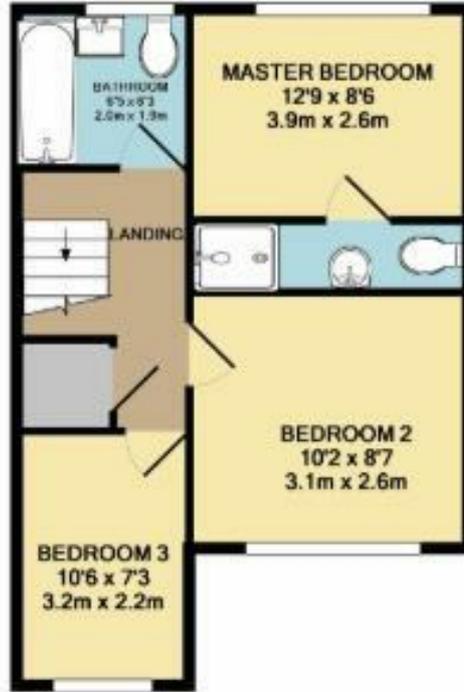
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

**OPENING TIMES**

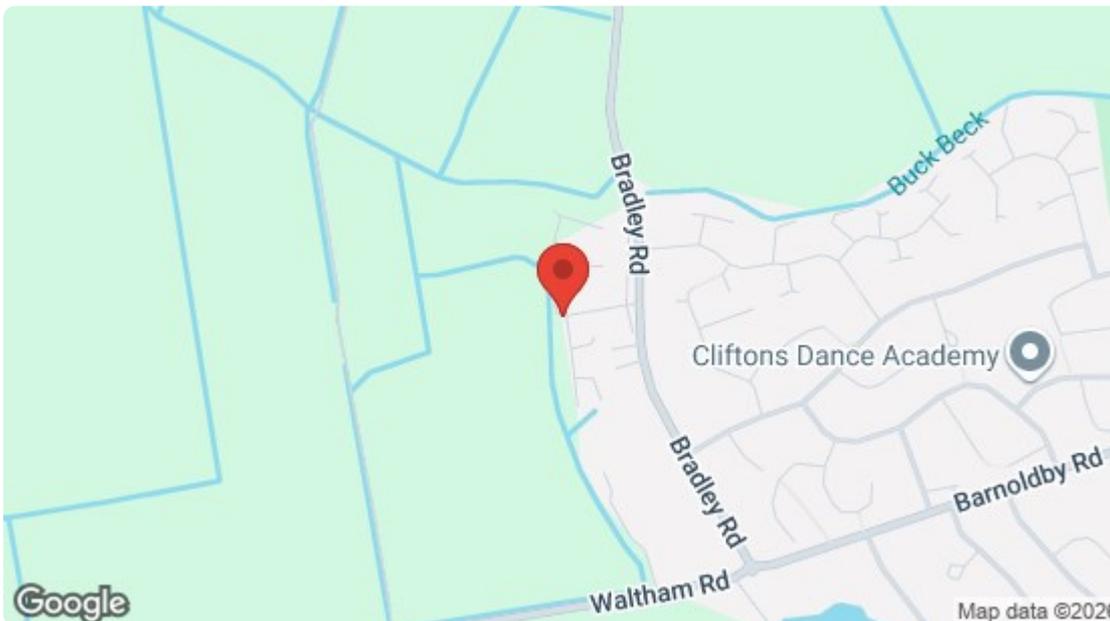
Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm



GROUND FLOOR  
GROUND FLOOR



1ST FLOOR  
1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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 firm's 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.