



## 75 Fallowfield Road Grimsby, North East Lincolnshire DN33 3HD

We are delighted to offer for sale this modern FOUR BEDROOM DETACHED FAMILY HOME located in this sought after cul-de-sac position lying at the end of Fallowfield Road within Scartho which has a whole host of local facilities. Originally built to a fantastic design by Cyden Homes it boasts uPVC double glazed windows and a gas central heating system. The accommodation comprises of; Entrance hall, cloakroom, living kitchen diner, utility room, sunroom, lounge and to the first floor four bedrooms, the master having an en suite shower room and family bathroom. Enjoying pleasant gardens with ample off road parking to the front, garage store and home office and an enclosed rear garden with paved patio area. Viewing is a must.

**£290,000**

- VILLAGE LOCATION
- DETACHED FAMILY HOME
- LIVING KITCHEN DINER
- UTILITY ROOM
- SUNROOM
- LOUNGE
- FOUR BEDROOMS
- MASTER WITH EN SUITE SHOWER ROOM
- BATHROOM
- GARAGE STORE & HOME OFFICE



## 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

Accessed via a composite door with side light panels into the hallway.

## HALLWAY

Having wood effect laminate flooring, radiator, carpeted stairs leading to the first floor and Oak connecting doors.



## CLOAKROOM

4'11" x 3'7" (1.50 x 1.10)

Benefitting from a white two piece suite comprising of; Pedestal hand wash basin and low flush wc. Finished with tiling to the splashback area, radiator, wood effect laminate flooring and a uPVC double glazed window to the front aspect.



## UTILITY ROOM

5'10" x 5'6" (1.80 x 1.70)

The handy utility room has a uPVC door leading to the driveway, handy worksurface and ample space for an automatic washing machine and tumble dryer. Wall mounted boiler and finished with tiled effect vinyl flooring.





## LIVING KITCHEN DINER

23'0" x 18'1" (7.02 x 5.53)

The living kitchen diner is the true hub of the home with ample space for a large family dining table and seating area ideal for a young family or entertaining. The kitchen benefits from a large range of cream shaker style wall and base unit with contrasting work surfaces and matching upstands and incorporates a composite sink and drainer, ceramic hob with stainless steel splash back, stainless steel chimney style extractor hood above and double electric fan assisted oven beneath. Finished with dual aspect uPVC double glazed windows, one with blinds the other with plantation shutters, radiator, large storage cupboard and tiled effect vinyl flooring. The dining or seating area has wood effect laminate flooring, radiator and double Oak doors leading to the lounge and further double glazed Oak doors leading to the conservatory.



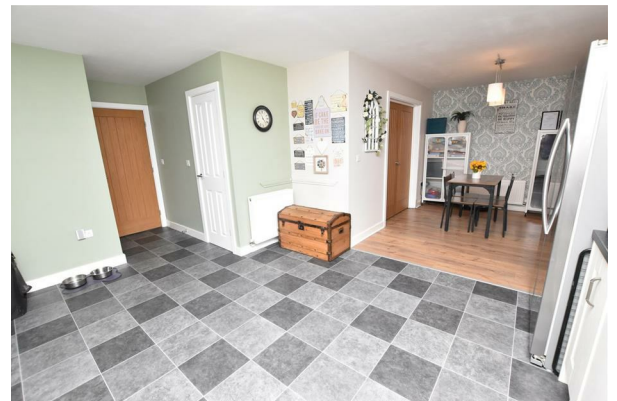
## LIVING KITCHEN DINER



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## SUNROOM

12'9" x 11'4" (3.90 x 3.46)

A brilliant addition creating further open plan living accessed via double Oak doors from the living kitchen diner the sunroom is brick base with uPVC double glazed windows above and French doors leading to the patio. Finished with a radiator and wood effect laminate flooring.



## LOUNGE

19'1" x 10'7" (5.82 x 3.24)

The family lounge can be accessed via the hall or the living dining kitchen and has a uPVC double glazed square bay window fitted with white plantation shutters to the front aspect, wood effect laminate flooring and radiator.



## LOUNGE





## LOUNGE



## FIRST FLOOR

### FIRST FLOOR LANDING

Having continued carpeted flooring, dado rail, radiator, built in airing cupboard and loft access to the ceiling. The loft has full insulation, boarding, light and pull down ladder.



### BEDROOM ONE

13'2" x 10'10" (4.02 x 3.31)

The master bedroom has a uPVC double glazed window to the front aspect, carpeted flooring, radiator and built in wardrobes with sliding doors.



### BEDROOM ONE



### EN SUITE SHOWER ROOM

6'4" x 5'3" (1.94 x 1.61)

The en suite shower room benefits from a white three piece suite comprising of; Shower with glazed screen, tiled splashbacks, hand wash basin with handy storage beneath and low flush wc. Finished with tiling to the splashback, tiled effect laminate flooring, radiator and a uPVC double glazed window to the front aspect.



### BEDROOM TWO

16'4" x 8'11" (4.99 x 2.72)

The second double bedroom has a uPVC double glazed window to the front aspect, carpeted flooring and radiator.



### BEDROOM TWO



### BEDROOM THREE

11'0" x 8'2" (3.36 x 2.50)

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





## BEDROOM FOUR

10'11" x 8'2" (3.33 x 2.50)

The fourth bedroom has a uPVC double glazed window to the rear aspect, carpeted flooring and radiator.



## FAMILY BATHROOM

6'8" x 5'7" (2.05 x 1.71)

The family bathroom benefits from a white three piece suite comprising of; Bath with hand shower attachment, pedestal hand wash basin and low flush wc. Finished with part tiling to the walls, tiled effect vinyl flooring, radiator and uPVC double glazed door to the rear aspect.



## OUTSIDE

### THE GARDENS

The property enjoys a cul de sac position with an open plan front garden which has a lawn and parking area, paved driveway providing further off road parking leading to the garage store and a wooden gate leading to the rear garden. The enclosed rear garden has fenced boundaries with mature planting to the borders, artificial lawn and a large paved patio that wraps round to provide two seating areas ideal for outside entertaining.



## GARAGE STORE / HOME OFFICE

The brick built garage has an up and over door to the front aspect and has been converted to provide handy storage and is fitted with electric and lighting. The rear of the garage has been made into a home office with uPVC double glazed French doors and a uPVC double glazed window to the rear aspect.



## THE GARDENS



## THE GARDENS



## COUNCIL TAX BAND & EPC RATING

Council Tax Band - D

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





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> 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 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.