



50 Edinburgh Drive Holton le Clay, Grimsby, North East Lincolnshire DN36 5DF

An exceptionally attractive DETACHED THREE BEDROOM HOUSE which stands on in good sized WEST facing gardens. The spacious and well appointed accommodation has been greatly improved by the present owners now includes: Entrance hall, cloaks/wc, dining room, spacious family sized lounge, conservatory/sitting room, well fitted kitchen/breakfast room and utility room to the ground floor. To the first floor there are three excellent double bedrooms, and a large bath/shower room. Gas central heating system. Double glazing. Detached brick garage. Front and private rear gardens. Early viewings essential.

£345,000

- HANDSOME DETACHED FAMILY HOME
- THREE GOOD SIZED RECEPTION ROOMS
- KITCHEN/BREAKFAST ROOM
- UTILITY ROOM & WC
- THREE DOUBLE BEDROOMS
- LARGE BATH/SHOWER ROOM
- DETACHED BRICK GARAGE
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- WEST FACING GARDENS



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.

ACCOMMODATION

MEASUREMENTS

All measurements are approximate.

GROUND FLOOR

ENTRANCE HALL

This welcoming entrance hall is approached via a uPVC entrance door and has a high gloss laminate floor, radiator, coving to ceiling and a useful storage cupboard. The spelled staircase leads up to the first floor. Double glazed window to the side elevation.



ENTRANCE HALL



CLOAKS/WC

Fitted with a low flush wc and a pedestal wash hand basin. Vinyl flooring and radiator.



LOUNGE (FRONT)

23'3" max x 11'10" (7.1 max x 3.62)

This stunning family sized lounge has a double glazed window to the front elevation plus two smaller double glazed windows either side of the contemporary wall mounted electric fire. Two radiators, two ceiling lights, coving to ceiling. Striking herringbone LVT flooring.



LOUNGE



DINING ROOM (FRONT)

9'10" x 11'4" (3.02 x 3.47)

Double glazed window to the front elevation, radiator and coving to ceiling.



CONSERVATORY/SITTING ROOM

21'9" x 8'5" extending to 11'1" (6.64 x 2.57 extending to 3.4)

The existing sitting room has been extending into a lovely conservatory which has double glazed windows and door plus a solid roof. Radiator. Laminate flooring.



CONSERVATORY/SITTING ROOM



KITCHEN/BREAKFAST ROOM

11'10" x 12'1" (3.62 x 3.69)

This contemporary styled kitchen is fitted with an abundance of white high gloss base and wall cupboards incorporating an electric oven, hob with an extractor fan above, together with an integrated fridge. The contrasting work surfaces are inset with a dark resin sink with matching upstands together with a small breakfast bar area. Dark grey vertical radiator. Inset spot lights to ceiling. Double glazed window. Laminate flooring.



KITCHEN/BREAKFAST ROOM



UTILITY ROOM

4'11" x 5'10" (1.5 x 1.8)

Double glazed window and fitted with matching wall cupboards with work surface having space beneath for washing machine etc. Double glazed window.



FIRST FLOOR

LANDING

This spacious landing has one walk in storage cupboard plus a large airing cupboard which houses the gas fired boiler (fitted in 2021) and is fitted with a radiator. Coving to ceiling and radiator with a decorative cover.



BEDROOM 1 (FRONT)

16'1" x 11'10" (4.91 x 3.62)

This excellent sized main bedroom has a double glazed window to the front elevation, coving to ceiling and radiator.



BEDROOM 1



BEDROOM 2 (REAR)

12'11" x 11'10" (3.94 x 3.63)

Double glazed window, coving to ceiling and radiator. Fitted with a range of floor to ceiling white wardrobes which provides excellent hanging space.



BEDROOM 2



BEDROOM 3 (FRONT)

9'1" x 14'9" (2.78 x 4.5)

Double glazed window, radiator and coving to ceiling.



FAMILY BATH/SHOWER ROOM

12'11" x 8'5" (3.94 x 2.57)

This spacious family sized bathroom is fitted with a curved panelled bath, a wall hung vanity unit, a low flush wc and a wall in tiled shower cubicle having a glass door to the front. Two chrome radiators. Two double glazed windows. LVT flooring. Coving to ceiling.



FAMILY BATHROOM



OUTSIDE



DETACHED BRICK GARAGE

17'3" x 9'10" (5.27 x 3)

Having a roller door to the front, light and power. Double glazed window.

ATTACHED BRICK STORE

9'10" x 5'6" (3 x 1.68)

Attached to the rear of the garage and accessed via a side door.

THE GARDENS

The property stands in both front and rear gardens, the fore garden is set behind a brick wall and contains numerous established bushes and shrubbery. A block paved driveway leads to the garage at the rear. The rear WEST facing garden is mainly lawned with gravelled borders inset with mature pampas grasses and shrubbery. Situated close to the house is a block paved patio area ideal for Alfresco dining with a matching pathway which leads to a second patio at the rear of the garden. To the rear of the garden is an established hedge.



THE GARDENS



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 - D

EPC - C

VIEWING ARRANGEMENTS

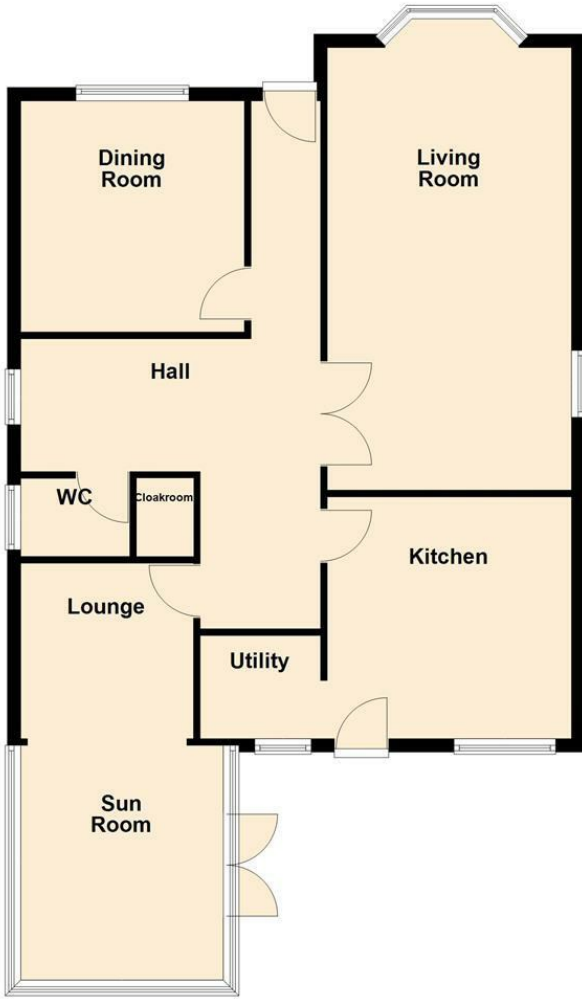
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

OPENING TIMES

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

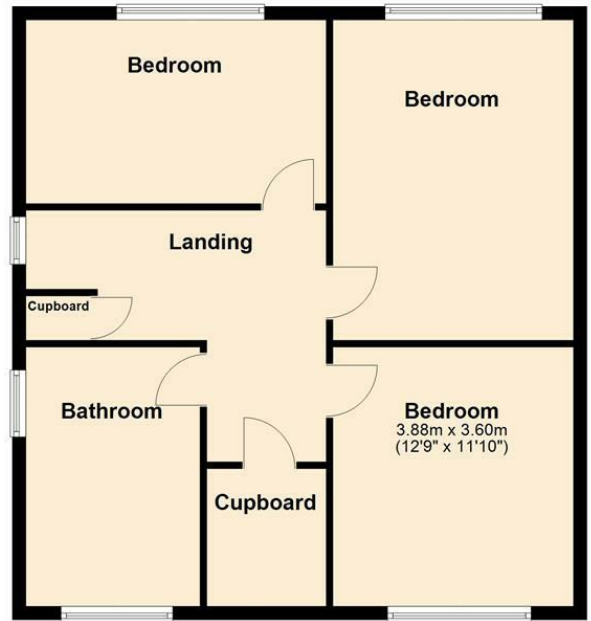
Ground Floor

Approx. 92.6 sq. metres (997.1 sq. feet)

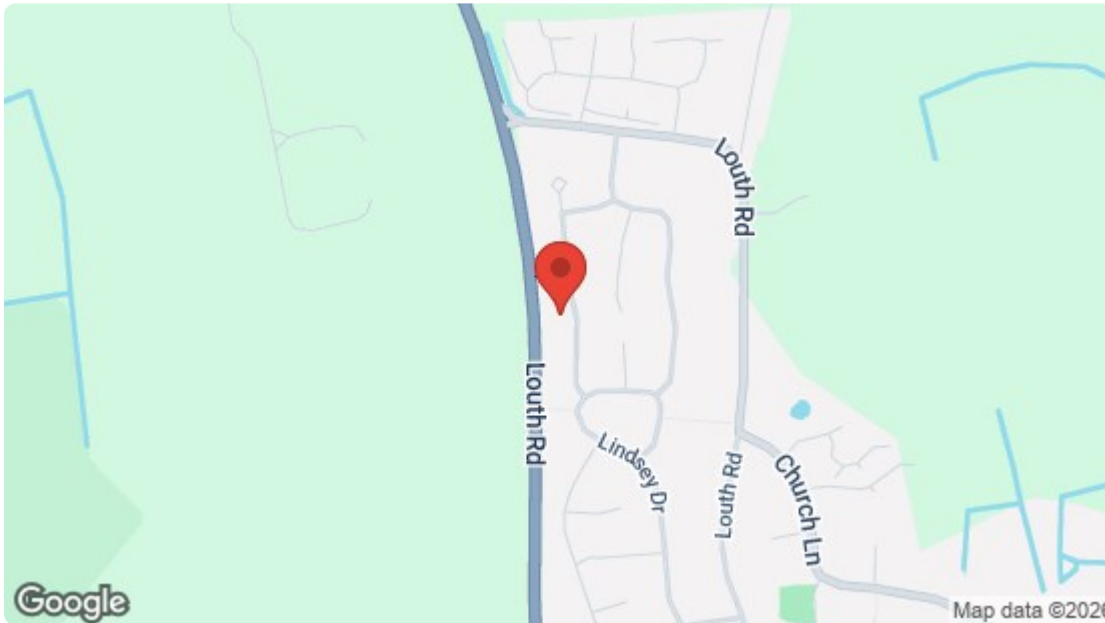


First Floor

Approx. 71.8 sq. metres (773.0 sq. feet)



Total area: approx. 164.5 sq. metres (1770.1 sq. feet)



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			
		73	81
EU Directive 2002/91/EC			
England & Wales			
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

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 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.