



## 39 Clew Crescent Grimsby, North East Lincolnshire DN32 8LX

Situated within this attractive position off CLEE ROAD within the pretty hamlet of Old Clew close to Old Clew Church is this stunning THREE BEDROOM SEMI DETACHED HOUSE. The property has undergone a programme of refurbishment by the current owners to offer smartly presented accommodation to a high standard which is ready to move into and comprises :- spacious welcoming hall, lounge, sitting / dining room, superb kitchen, three good sized bedrooms and family bathroom. Generous wide driveway providing ample off street parking. The property has a lovely good sized rear garden enjoying a SOUTHERLY ASPECT. Gas central heating system and double glazing. A fabulous home not to be missed offered with NO FORWARD CHAIN.

**£260,000**

- FABULOUS SEMI DETACHED HOUSE
- IDYLIC POSITION CLOSE TO OLD CLEE CHURCH
- SPACIOUS LOUNGE
- DINING ROOM
- STUNNING KITCHEN
- THREE GOOD SIZED BEDROOMS
- SUPERB BATHROOM
- GENEROUS REAR GARDEN WITH SOUTHERLY ASPECT
- WIDE DRIVEWAY
- NO FORWARD cCHAIN



## MEASUREMENTS

All measurements are approximate.

## ACCOMMODATION

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## GROUND FLOOR

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### ENTRANCE HALL

13'9" x 8'0" (4.20m x 2.45m)

Approached via an open porch with striking black and white tiling. A double glazed entrance door leads into the welcoming hall. Staircase to the first floor with useful under storage cupboard. Striking herringbone style flooring. Radiator. Double glazed window to the front with frosted glass and number 39 detail. Coving to the ceiling.



### ENTRANCE HALL

Additional photo



### LOUNGE

11'3" (13'5") x 12'7" (3.43m (4.09m) x 3.84m)

A generous double glazed bay window to the front, plus two additional double glazed windows to the side. Coving to the ceiling, radiator.



### LOUNGE

Additional photo





## DINING ROOM

12'7" x 11'4" (3.84m x 3.46m)

A fabulous room for family living / entertaining with double glazed French doors having double glazed windows either side giving access to the rear garden. Feature stove style fire with tiled hearth and wood mantel over. Two double glazed windows to side. Herringbone style flooring. Contemporary tall radiator. Open plan through to the kitchen.



## DINING ROOM

Additional photo



## DINING ROOM

Additional photo



## KITCHEN

11'10" x 7'11" (3.61m x 2.43m)

Fitted with a striking modern kitchen in a fashionable navy finish with wood effect work surface incorporating the one and half bowl stainless steel sink unit with mixer tap. Metro style tiled splash backs. Built in appliances include the oven, gas hob with extractor unit over, fridge and dishwasher. Plumbing for a washing machine. Striking tiled flooring. Down lights to the ceiling. Double glazed window to the rear.



## KITCHEN

Additional photo



## FIRST FLOOR

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## LANDING

Access to the loft space.

## BEDROOM 1

12'10" x 11'5" (3.92m x 3.49m)

Double glazed window to the front, additional double glazed window to the side, radiator.



## BEDROOM 1

Additional photo



## BEDROOM 2

12'6" x 10'10" (3.81m x 3.30m)

Fitted with a range of wardrobes and storage cupboards. Double glazed window to the rear, radiator.



## BEDROOM 2

Additional photo



## BEDROOM 3

8'1" x 6'7" (2.48m x 2.01m)

Double glazed window to the front, radiator.



## BEDROOM 3

Additional photo



## BATHROOM

8'0" x 5'10" (2.45m x 1.80m)

Fitted with a modern white suite comprising of bath with mains supply shower having a rainfall style head over plus hand held attachments. Metro style tiling over the bath. Vanity unit with drawers under in a grey finish with wood top and ceramic basin with mixer tap. Low flush w/c. Period style towel radiator. Double glazed window to the rear. Down lights to the ceiling.





## BATHROOM

Additional photo



## OUTSIDE



## GARDENS

The front garden stands behind a brick wall being lawned with monkey puzzle tree, planted border beds with fencing either side with timber gate. A generous wide graveled driveway leads to double timber gates which lead to a hard standing. Fencing to the rear with gate giving access to the fabulous rear garden. The generous rear garden enjoys a southerly aspect being mainly lawned with border beds having ornamental plants, shrubs and trees. Decked seating area accessed from the dining room leading to an additional decked seating area with covered canopy over and external power point. Outside tap. Boundaries are fenced.



## GARDENS

Additional photo



## GARDENS

Additional photo



## GARDENS

Additional photo



## DRIVEWAY



## 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

Council Tax Band

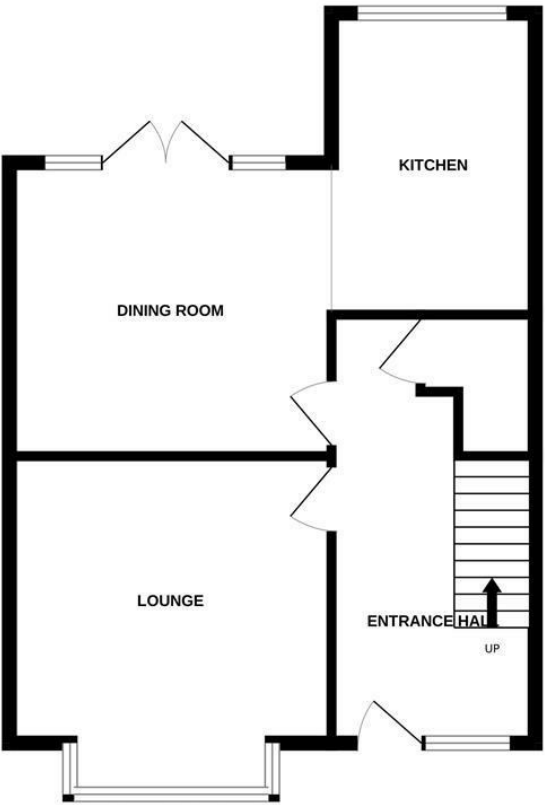
## VIEWING ARRANGEMENTS

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

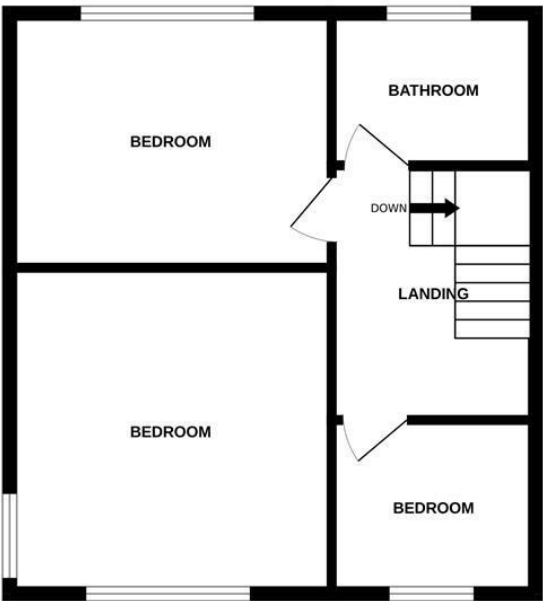
## OPENING TIMES

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

GROUND FLOOR



1ST FLOOR



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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	66	
(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 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.