JoyWalker

ESTATE AGENTS

11 Rosina Grove South

Grimsby, North East Lincolnshire DN32 8LE

We are delighted to offer for sale this beautifully presented three-bedroom semi-detached family home, situated in a quiet cul-de-sac within the ever-popular residential area of Old Clee. Ideally located close to a wide range of local amenities, highly regarded schools, and offering easy access to both Grimsby and Cleethorpes town centres, this property is perfectly suited to modern family living. Benefitting from gas central heating and uPVC double glazing throughout, the home has been tastefully modernised to create a bright and spacious open-plan living environment. The well-appointed accommodation briefly comprises: entrance hall, cloakroom, and an impressive open-plan living kitchen/diner which flows seamlessly into the lounge. To the first floor are three well-proportioned bedrooms and a modern family bathroom. Externally, the property enjoys a lawned front garden with mature planting and an open driveway providing convenient off-road parking. Double wooden gates offer access to the enclosed rear garden, which features fenced boundaries, two patio seating areas including a composite decked terrace, a well-maintained lawn with established planting, and a large timber shed providing excellent storage. Early viewing is highly recommended to fully appreciate the accommodation and lifestyle on offer.

£190,000

- THREE BEDROOM SEMI-DETACHED HOME
- QUIET CUL-DE-SAC LOCATION
- SOUGHT-AFTER OLD CLEE AREA
- CLOSE TO AMENITIES & SCHOOLS
- EASY ACCESS TO GRIMSBY & CLEETHORPES
- OPEN-PLAN LIVING SPACE
- MODERNISED THROUGHOUT
- GAS CENTRAL HEATING
- OFF-ROAD PARKING
- ENCLOSED REAR GARDEN WITH DECKING & SHED

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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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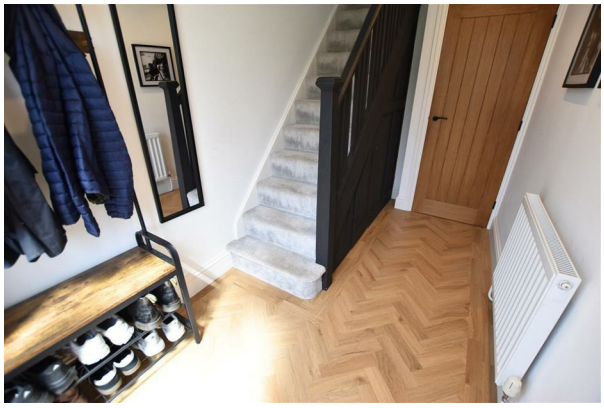
ENTRANCE

Accessed via a uPVC door with arched top light and side light panels leading into the reception hallway.

HALLWAY

The reception hall sets the tone for the rest of the property, featuring herringbone-style wood-effect LVT flooring, carpeted stairs with a contemporary black open-spindle balustrade, useful under-stair storage, modern oak-panelled doors, recessed downlighting, and a radiator.



HALLWAY

LIVING KITCHEN DINER

20'10" x 18'1" (6.37 x 5.52)

The true hub of the home, this impressive open-plan living space provides the perfect setting for modern family life, combining the kitchen, dining area, and lounge in one seamless layout. The stylish kitchen is fitted with a range of shaker-style base units in a contemporary sage finish, complemented by granite work surfaces and matching upstands. Integrated appliances include an inset sink, induction hob, eye-level electric fan-assisted oven, fridge, freezer, and automatic washing machine. A central island provides additional storage and creates an ideal breakfast bar and informal seating area. The dining area features an attractive open chimney breast with an oak beam, multi-fuel stove, and marble hearth, creating a cosy focal point. The space is further enhanced by a coved ceiling, recessed downlighting, dual-aspect uPVC double-glazed windows, and French doors leading to the garden, all fitted with modern slatted blinds. The herringbone-style wood-effect LVT flooring continues throughout, complemented by two contemporary tall radiators.

LIVING KITCHEN DINER

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LOUNGE

12'3" x 11'7" (3.74 x 3.54)

Open to the kitchen, the lounge provides a bright and welcoming living space. A uPVC double-glazed bay window to the front elevation, fitted with modern plantation shutters, allows plenty of natural light to flood the room. Features include continued herringbone-style wood-effect LVT flooring, stylish panelled walls incorporating a contemporary media wall, a coved ceiling, and a radiator.

LOUNGE

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CLOAKROOM

4'11" x 2'10" (1.52 x 0.88)

Benefitting from a modern white two-piece suite, the cloakroom comprises a low-flush WC and a floating vanity unit with a contemporary wood-effect finish, providing useful storage and incorporating a wash hand basin with a stylish tiled splashback. Additional features include herringbone-style wood-effect LVT flooring and a uPVC double-glazed window to the side elevation.

FIRST FLOOR

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FIRST FLOOR LANDING

The first-floor landing features continued carpeted flooring, complemented by a contemporary black-painted open-spindle balustrade. Modern oak-panelled doors provide access to the accommodation, while a uPVC double-glazed window to the side elevation allows natural light to brighten the space.

BEDROOM ONE

12'10" x 10'11" (3.93 x 3.34)

The principal bedroom is positioned to the rear of the property and features a uPVC double-glazed window fitted with Perfect Fit blinds, carpeted flooring, a radiator, original built-in storage cupboards, and an attractive original cast-iron fireplace, adding character and charm to the room.

BEDROOM ONE

BEDROOM TWO

11'11" x 10'0" (3.65 x 3.07)

The second double bedroom enjoys a front-facing aspect and benefits from a uPVC double-glazed window fitted with Perfect Fit blinds, carpeted flooring, and a radiator.

BEDROOM TWO

BEDROOM THREE

9'3" x 6'11" (2.82 x 2.12)

The third bedroom is situated to the rear of the property and features a uPVC double-glazed window fitted with Perfect Fit blinds, carpeted flooring, and a radiator.

BATHROOM

5'11" x 5'8" (1.82 x 1.74)

The family bathroom is fitted with a white three-piece suite comprising a panelled bath with shower over, pedestal wash hand basin, and low-flush WC. Finished with tiled walls, herringbone-style wood-effect LVT flooring, a heated towel rail, and a uPVC double-glazed window to the front elevation, the room provides a practical and stylish space.

OUTSIDE

THE GARDENS

Externally, the property benefits from an open-plan driveway providing convenient off-road parking, complemented by a lawned front garden with established mature planting. Double wooden gates provide access to a further driveway and the enclosed rear garden. The rear garden enjoys fenced boundaries and is predominantly laid to lawn, featuring two patio seating areas, one of which is a composite decked terrace. Mature feature planting adds colour and character, while a large timber shed provides excellent storage.

THE GARDENS

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COUNCIL TAX BAND & EPC RATING

Council Tax Band - B
EPC - D

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

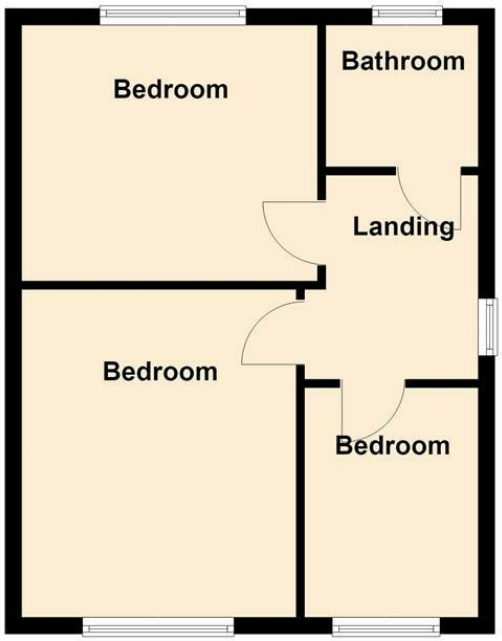
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

OPENING TIMES

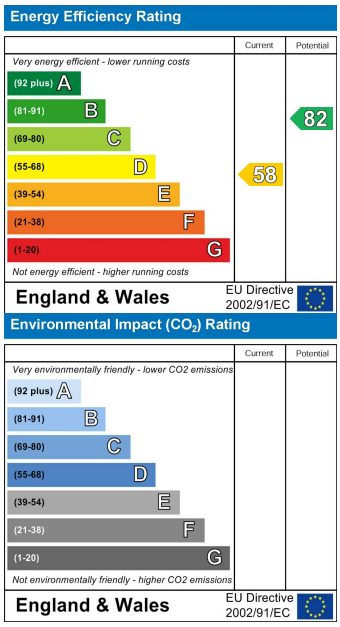
Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm

Ground Floor

Approx. 85.1 sq. metres (916.1 sq. feet)



Total area: approx. 85.1 sq. metres (916.1 sq. feet)



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.