



26 Sanctuary Way

Wybers Wood, Grimsby, North East Lincolnshire DN37 9RQ

We are delighted to offer for sale this THREE/FOUR BEDROOM EXTENDED SEMI DETACHED FAMILY HOME located on the popular Wybers Wood Development which lies to the west of Grimsby therefore being ideally situated for the Town centre, access to the M180 motorway complex and the Humber Bank Industries. Standing on an elevated plot the deceptively spacious accommodation benefits from gas central heating and uPVC double glazing with the accommodation comprising of; Entrance hall, modern kitchen diner, lounge, cloakroom, dining room/fourth bedroom and to the first floor three good sized bedrooms and family bathroom. The property stands with a lawn front garden and driveway providing ample off road parking and to the rear a low maintenance fenced garden which is laid with paving and a raised decked sun terrace. Detached garage which provides a store area and to the rear a home office or handy summer room. Viewing is highly recommended offered for sale with NO FORWARD CHAIN.

Chain Free £185,000

- SOUGHT AFTER LOCATION
- EXTENDED SEMI DETACHED FAMILY HOME
- MODERN KITCHEN DINER
- LOUNGE
- CLOAKROOM
- DINING ROOM/FOURTH BEDROOM
- THREE BEDROOMS
- FAMILY BATHROOM
- FRONT & REAR GARDENS
- NO FORWARD CHAIN



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

PORCH

Canopy porch area leading to the front door.

ENTRANCE

Accessed via a uPVC double glazed door with side light panels leading into the reception hallway.



HALLWAY

The welcoming hallway has tiled flooring, carpeted stairs with white wooden spindle balustrade and a handy storage cupboard beneath, further storage cupboard, radiator and a uPVC double glazed window to the side aspect.



KITCHEN DINER

23'1" x 8'4" (7.04 x 2.56)

The modern kitchen diner benefits from a large range of grey shaker style wall and base units with contrasting work surfaces and tiled splashbacks and incorporates a stainless steel sink and drainer, gas hob with chimney style extractor hood, double electric fan assisted oven, integrated dishwasher and fridge freezer. Finished with tiled flooring, tall modern radiator and down lights to the ceiling. The kitchen has been extended to provide a create a great dining or lounge area with a uPVC double glazed window to the side aspect and uPVC double glazed French doors leading to the garden.



KITCHEN DINER



KITCHEN DINER



KITCHEN DINER



KITCHEN DINER



DINING AREA



DINING ROOM/FOURTH BEDROOM

11'10" x 8'9" (3.61 x 2.67)

This multipurpose room can be used as a snug/dining room or fourth bedroom and has newly laid carpeted flooring, radiator, uPVC double glazed window to the rear and a uPVC double glazed door leading to the driveway.

CLOAKROOM

5'6" x 2'6" (1.68 x 0.77)

The cloakroom benefits from a white two piece suite comprising of; Low flush wc and hand wash basin with tiled splashback, finished with tiled flooring, radiator and uPVC double glazed window to the side aspect.



LOUNGE

16'10" x (5.14 x)

The lounge has a uPVC double glazed square bay window to the front aspect, carpeted flooring, radiator and feature wood fire surround with marble style back and hearth with inset electric fire.



LOUNGE



LOUNGE



FIRST FLOOR

FIRST FLOOR LANDING

Having continued carpeted flooring with white wooden spindle balustrade, coved ceiling, handy airing cupboard with radiator, uPVC double glazed window to the side aspect. Loft aspect to the ceiling with pull down ladder, light and houses the wall mounted boiler.



FIRST FLOOR LANDING



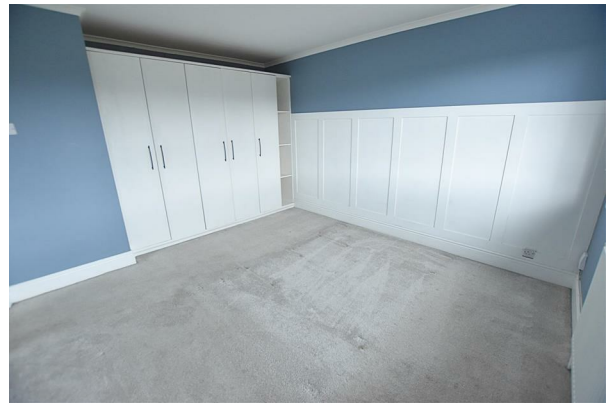
BEDROOM ONE

13'10" x 11'5" (4.24 x 3.49)

The largest of the three bedrooms is to the front aspect with a uPVC double glazed window, feature panelled wall, coved ceiling, carpeted flooring, radiator and a range of built in wardrobes.



BEDROOM ONE



BEDROOM TWO

12'5" x 11'3" (3.79 x 3.43)

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



BEDROOM TWO



BEDROOM THREE

8'10" x 8'10" (2.71 x 2.71)

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

BATHROOM

8'9" x 6'2" (2.68 x 1.90)

The family bathroom benefits from a white three piece suite comprising of; Bath with shower over, glazed screen, central taps, hand wash basin and low flush wc. Finished with tiled splashbacks, tiled effect vinyl flooring, heated towel rail, down lights and a uPVC double glazed window to the front aspect.



OUTSIDE

THE GARDENS

The property stands on an elevated plot with a low walled boundary to the front and side fencing with an open driveway ideal for off road parking leading to double wrought iron gates leading to the further driveway and rear garden. The private rear garden has fenced boundaries and is of low maintenance mainly laid with paving and having a raised decked patio area with feature raised planters.



THE GARDENS



THE GARDENS



GARAGE

The detached brick garage has a newly fitted up and over door to the front aspect and has been split to provide a store/utility area to the front and to the rear a home office or sunroom with wood effect flooring, electrics, lighting and a uPVC double glazed door and window.



HOME OFFICE



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 - B

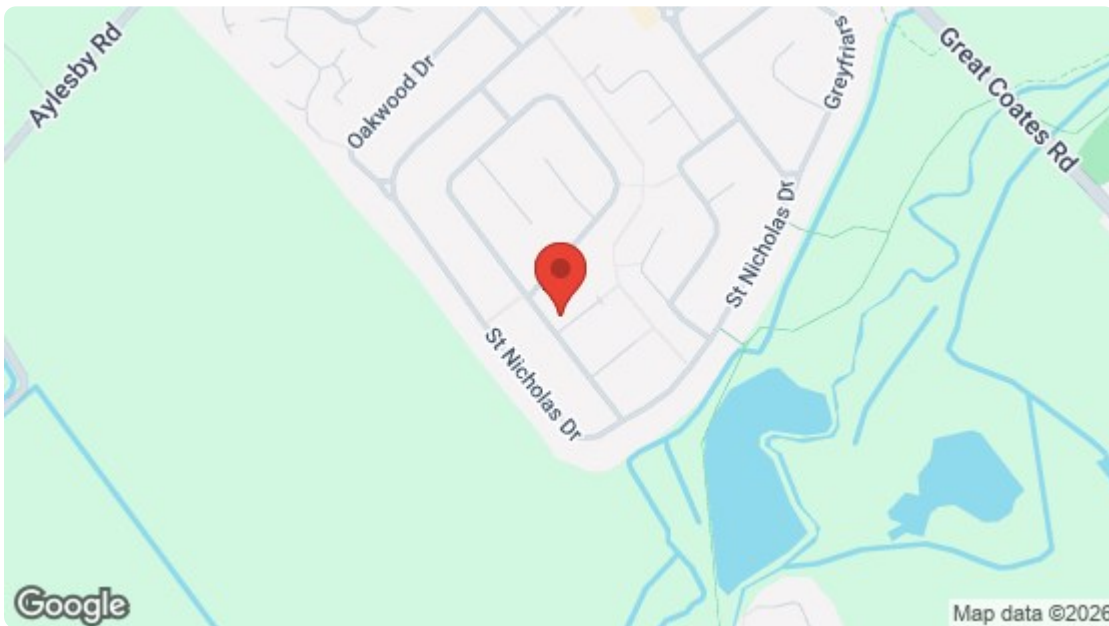
EPC -

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) A			
(81-91) B			
(69-80) C		70	81
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C		69	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ 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 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.