



## 39 Roundway Grimsby, North East Lincolnshire DN34 5AS

Joy Walker Estate Agents are delighted to offer for sale this beautifully presented three-bedroom detached family home, occupying a sought-after residential position just off Westward Ho. Thoughtfully extended and lovingly maintained by the current owners, the property is styled with a tasteful blend of modern and vintage influences, creating a warm and characterful atmosphere throughout. Offering spacious and versatile accommodation, the property comprises an entrance hallway, cloakroom/WC, a dual-aspect lounge diner, and a stunning open-plan kitchen, dining and living area, which forms the heart of the home and provides an exceptional space for both everyday family life and entertaining. To the first floor are three well-proportioned bedrooms, with the second bedroom benefiting from an adjoining dressing room that could easily be reinstated as a fourth bedroom if required. Completing the accommodation is a spacious family bathroom, fitted with a four-piece suite incorporating a bath, separate shower enclosure and his-and-hers wash hand basins. Externally, the property enjoys ample off-road parking, an integral garage and a beautifully established rear garden designed for outdoor living. A particular feature is the outdoor entertaining area, complete with an outdoor kitchen and fireplace, complemented by raised sleeper borders stocked with a variety of mature plants and shrubs, a fish pond, summer house, potting shed, bike store and wood store. This impressive outdoor space provides a private and tranquil setting to be enjoyed throughout the year. Viewing is highly recommended offered for sale with NO FORWARD CHAIN.

**£282,500**

- DETACHED FAMILY HOME
- OPEN-PLAN LIVING SPACE
- THREE BEDROOMS
- DRESSING ROOM/POTENTIAL FOURTH BEDROOM
- DUAL-ASPECT LOUNGE DINER
- FOUR-PIECE FAMILY BATHROOM
- INTEGRAL GARAGE
- AMPLE OFF-ROAD PARKING
- OUTDOOR KITCHEN & FIREPLACE
- ESTABLISHED PRIVATE GARDEN



## ACCOMMODATION

## MEASUREMENTS

All measurements are approximate.

## ENTRANCE

## HALLWAY



## HALLWAY



## LIVING KITCHEN DINER



## LIVING KITCHEN DINER



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LIVING KITCHEN DINER



LIVING KITCHEN DINER



LIVING KITCHEN DINER



LIVING KITCHEN DINER



LIVING KITCHEN DINER



DINING ROOM



DINING ROOM



DINING ROOM



CLOAKROOM



FIRST FLOOR

FIRST FLOOR LANDING



FIRST FLOOR LANDING



MASTER BEDROOM



MASTER BEDROOM



**MASTER BEDROOM**



**BEDROOM TWO**



**BEDROOM TWO**



**DRESSING ROOM/FOURTH BEDROOM**



**DRESSING ROOM/FOURTH BEDROOM**



**BEDROOM THREE**



**BEDROOM THREE**



**BATHROOM**



**BATHROOM**



**BATHROOM**



**OUTSIDE**

**THE GARDENS**



**THE GARDENS**



THE GARDENS



THE GARDENS



THE GARDENS



THE GARDENS



## THE GARDENS



## THE GARDENS



## FRONT GARDEN



## 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 - D

## VIEWING ARRANGEMENTS

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

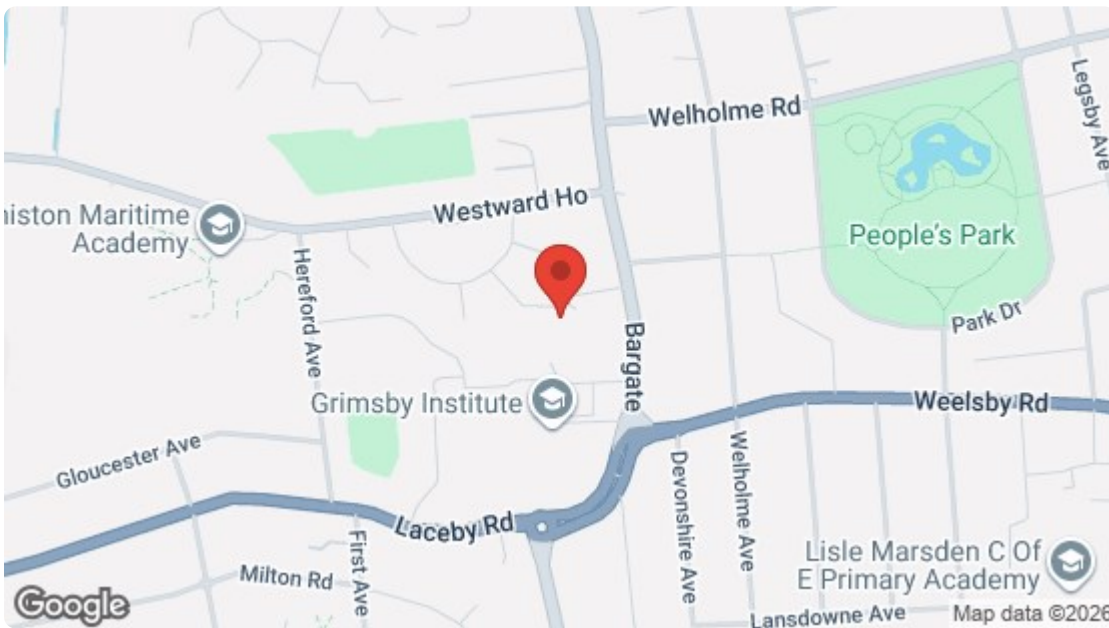
## OPENING TIMES

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



TOTAL FLOOR AREA - 1484 sq ft (137.9 sq m) approx.

While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other details 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.  
Made with Metropix 10/2022



| Energy Efficiency Rating                                        |  | Current                 | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92 plus) <b>A</b>                                              |  |                         |           |
| (81-91) <b>B</b>                                                |  |                         | <b>83</b> |
| (69-80) <b>C</b>                                                |  |                         |           |
| (55-68) <b>D</b>                                                |  | <b>66</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 firm's 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.