



58 Defender Drive Aylesby Park, Lincolnshire DN37 9PQ

Situated in a cul de sac position within this ever popular Aylesby Park development on the fringe of Grimsby within easy access of the Humber Bank and A180 providing links to the motorway network is this superb EXTENDED THREE BEDROOM DETACHED HOUSE. The fashionably presented accommodation offers : - entrance hall, cloakroom, lounge, fabulous dining kitchen and sitting room with vaulted ceiling, three bedrooms, modern en suite shower room and family bathroom. The front garden has been block paved to provide off street parking, garage. Enclosed WEST FACING rear garden. The property benefits from gas central heating system, double glazing and security alarm system. Offered with NO FORWARD CHAIN viewing is highly recommended to fully appreciate this wonderful home.

£235,000

- SUPERB EXTENDED DETACHED HOUSE
- LOUNGE
- FABULOUS DINING KITCHEN
- SPACIOUS SITTING ROOM
- CLOAKROOM
- THREE GOOD SIZED BEDROOMS
- EN SUITE SHOWER ROOM
- MODERN FAMILY BATHROOM
- DRIVE AND GARAGE
- WEST FACING GARDENS



MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Approached via a modern grey coloured composite door with double glazed panels either side leads through to the hallway with striking wood effect flooring. Spelled staircase to the first floor. Built cloaks cupboard. Coving to the ceiling and decorative dado rail. Radiator.



CLOAKROOM

Fitted with a low flush w/c and wash hand basin. Ceramic tiled splash back. Tiled floor. Radiator.



LOUNGE

13'3" (14'11") x 11'2" (4.04m (4.55m) x 3.42m)

Featuring an attractive marble fire surround housing the living flame effect gas fire, double glazed bay window to the front. Coving to the ceiling, radiator.



LOUNGE

Additional photo



DINING KITCHEN

18'1" (14'6") x 8'9" (5.53m (4.44m) x 2.69m)

Fitted with a range of modern grey coloured wall and base units with contrasting work surface and upstands. Glazed display units and down lights. Sink unit with mixer tap. Built in appliances include gas hob with extractor unit over feature coloured glass splash back, double oven and fridge. Plumbing for a washing machine. Under stair storage cupboard. Double glazed window to rear. Spotlights to the ceiling. Tiled flooring. Radiator. Open plan through to the dining area.



DINING KITCHEN

Additional photo



DINING KITCHEN

Additional photo



DINING AREA

16'2" x 7'2" (4.94m x 2.19m)

Continuation of the tiled flooring. Double glazed window to the side. Double glazed French doors give access to the rear garden. Radiator.



SITTING ROOM

24'2" x 11'2"(9'7") (7.37m x 3.42m(2.94m))

With vaulted ceiling having feature beams, modern suspended log effect gas fire. Striking wood flooring. Two period style radiators. Double glazed windows to the side and rear. Double glazed French doors to the side gives access to the patio area.



SITTING ROOM

Additional photo



SITTING ROOM

Additional photo



FIRST FLOOR

LANDING

Access to the boarded loft space with a ladder and a light. Built in airing cupboard. Decorative dado rail.

BEDROOM 1

12'4" x 11'5" (3.78m x 3.48m)

Fitted with a range of wardrobes in a white finish, double glazed window to the front, radiator. Coving to the ceiling with down lights.



BEDROOM 1

Additional photo



EN SUITE SHOWER ROOM

8'9" x 7'4" (5'6") (2.69m x 2.24m (1.69m))

Fitted with a modern suite comprising of a fully tiled built in cubicle with mains shower, wall hung wash hand basin and low flush w/c. Panelled to dado height with tiled border detail above, tiled floor. Double glazed window to the front, radiator.



BEDROOM 2

11'6" x 8'10" (3.51m x 2.70m)

Double glazed window to the rear, radiator. Coving to the ceiling. Laminate flooring.



BEDROOM 2

Additional photo



BEDROOM 3

11'2" max x 6'6" max (3.42m max x 2.00m max)

Double glazed window to the rear, radiator. Coving to the ceiling. Laminate flooring.



FAMILY BATHROOM

8'0" x 5'6" (2.46m x 1.69m)

Fitted with a modern white suite comprising of bath with side panel in a fashionable grey finish, wash hand basin with dedicated vanity unit in matching grey finish. low flush w/c, Tiling to dado height with striking mosaic style border. Double glazed window to the side. Radiator. Coving to the ceiling, wall light points.



OUTSIDE



GARDENS

the property stands behind a hedge with the front garden being block paved to provide off street parking. Gate to the side leads to the rear. The enclosed rear garden has a good sized paved patio area ideal for outside entertaining. A neat lawn with ornamental trees. Garden shed. External lighting. External power point. Outside tap. Boundaries are fenced. The hot tub is not included in the sale. External power point.



GARDENS

Additional photo



GARAGE

16'6" x 8'0" (5.05m x 2.46m)

Having an up and over door, power and lighting. Plumbing for a washing machine, gas central boiler (2009)

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

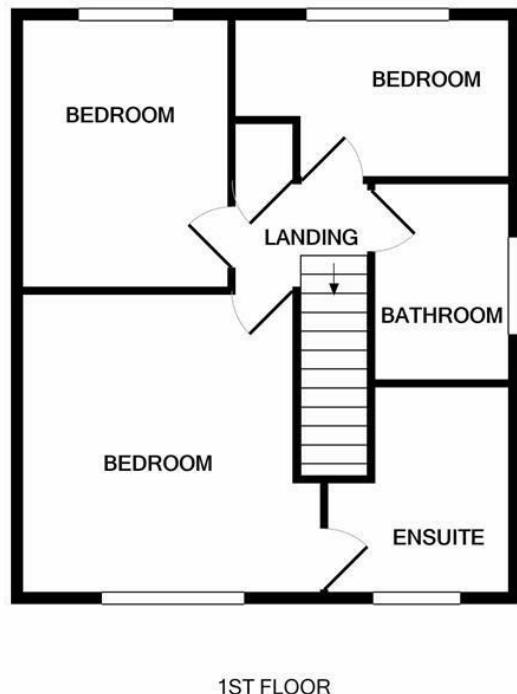
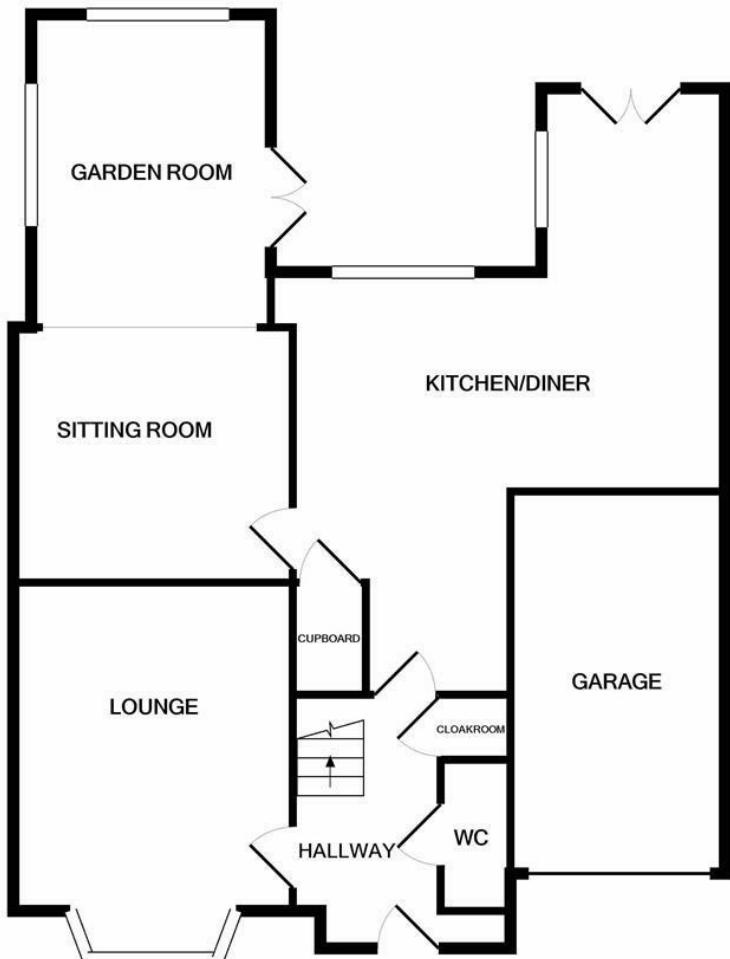
Council Tax Band C

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



Whilst every attempt has been made to ensure the accuracy of the floor plan 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		
(81-91)	B		
(69-80)	C		
(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		
(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 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.