



## 8 Hawkins Grove Grimsby, North East Lincolnshire DN32 8JB

We are delighted to offer for sale this well maintained THREE BEDROOM SEMI DETACHED FAMILY HOME enjoying a cul de sac position and nestled on the boundary of Grimsby and Cleethorpes with easy access to both town centres, close to all local amenities and good bus routes. The property benefits from gas central heating and uPVC double glazing with the accommodation comprising of; Entrance hallway, kitchen diner, lounge, cloakroom and to the first floor THREE DOUBLE BEDROOMS and family bathroom. Enjoying a lawn front garden with paved pathways with a large corner plot rear garden being mainly laid to lawn with a paved patio. Viewing is essential to appreciate what this lovely property has to offer being sold with NO FORWARD CHAIN.

**Chain Free £187,500**

- ENJOYING A CUL DE SAC POSITION
- SEMI DETACHED FAMILY HOME
- LIVING KITCHEN DINER
- LOUNGE
- CLOAKROOM
- THREE DOUBLE BEDROOMS
- FAMILY BATHROOM
- 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

#### ENTRANCE

Accessed via uPVC door with side light windows.



#### HALLWAY

The welcoming hallway has parquet flooring with returned staircase having carpeted tread with enclosed banister and handy storage cupboard beneath. Finished with solid wood connecting doors and radiator with ornate cover.



#### LIVING KITCHEN DINER

20'0" x 11'5" (6.11 x 3.50)

The modern living kitchen diner has ample space for a family dining area and benefits from a range of cream front wall and base unit with black handles and contrasting wood effect work surfaces with matching upstands incorporating a stainless steel sink and drainer, gas hob with glass splash back, stainless steel chimney style extractor hood and electric fan assisted oven, having ample space for a free standing fridge freezer and automatic washing machine. Finished with coving to the ceiling, down lights, radiator with ornate cover, wood effect vinyl flooring, wall mounted modern gas fire to the dining area, dual aspect uPVC double glazed windows and uPVC double French doors with side light panels leading to the large rear garden.



#### LIVING KITCHEN DINER



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## LOUNGE

14'10" x 10'11" (4.54 x 3.33)

The lounge is a good size and has a uPVC double glazed by window to the front aspect with modern white slatted blinds fitted, coving to the ceiling, carpeted flooring, radiator and feature open chimney breast with exposed brick back, Oak beam and tiled hearth.



## LOUNGE



### **CLOAKROOM/WC**

4'9" x 4'3" (1.45 x 1.32)

The handy cloakroom benefits from a white two piece suite comprising of; Low flush wc and wall mounted hand wash basin. Finished with coved ceiling, vinyl flooring, radiator, uPVC double glazed window to the side aspect and built in storage cupboard which houses the wall mounted boiler.



### **STAIRS**

The carpeted return stairs have a uPVC double glazed window providing extra natural light half way up and leads to the landing.



### **FIRST FLOOR**

#### **FIRST FLOOR LANDING**

Having continued carpeted flooring, enclosed banister, uPVC double glazed window to the front aspect, solid wood connecting doors and loft access to the ceiling.



### **BEDROOM ONE**

12'3" x 10'11" (3.74 x 3.33)

The largest of the three double bedrooms has coving to the ceiling, carpeted flooring, radiator and a uPVC double glazed window to the front aspect.



## BEDROOM TWO

11'7" x 10'9" (3.54 x 3.29)

The second double bedroom has a uPVC double glazed window to the rear aspect, carpeted flooring and radiator.



## BEDROOM THREE

8'9" x 8'0" (2.69 x 2.44)

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



## FAMILY BATHROOM

8'0" x 5'4" (2.46 x 1.64)

The family bathroom benefits from a white four piece suite comprising of; Bath with hand shower attachment, corner shower with dual head one being rainfall and curved glazed screens, pedestal hand wash basin and low flush wc. Finished with modern tiling to the splash back areas, wood effect vinyl flooring, down light to the ceiling, heated towel rail and a uPVC double glazed window to the side aspect.



## FAMILY BATHROOM



## OUTSIDE

### THE GARDENS

The property enjoys a corner position with in a cul de sac and has a paved pathways, lawned front garden with mature planting to the border and a mixture of hedging and fencing to the boundaries. Double wooden gates leading to the large rear garden with is mainly laid to lawn with a paved patio, fencing and hedging to the boundaries and further hard standing ideal for a garden shed.



### THE GARDENS



### REAR VIEW OF THE PROPERTY



### COUNCIL TAX BAND & EPC RATING

Council Tax Band - B

EPC -

### 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

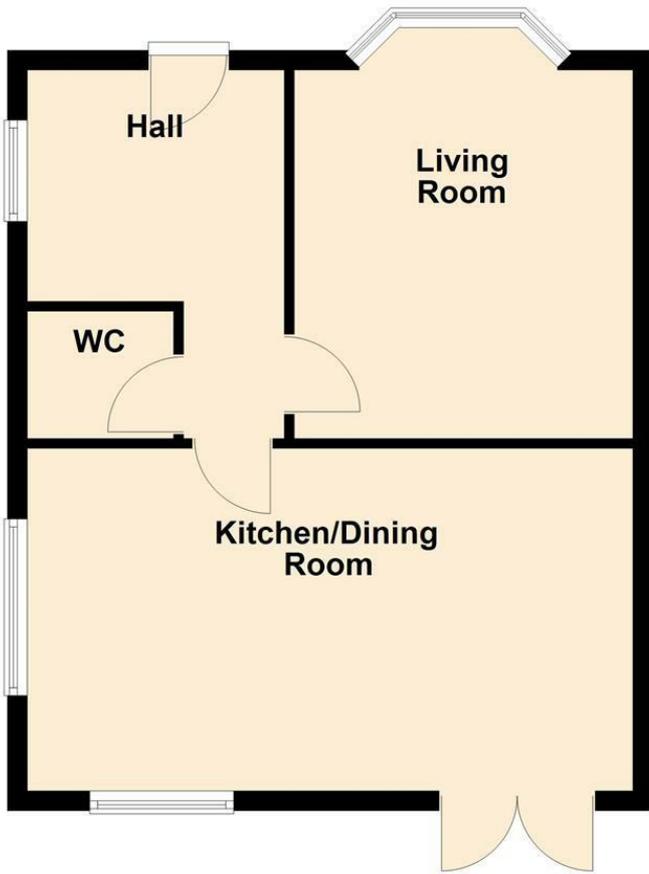
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

### OPENING TIMES

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

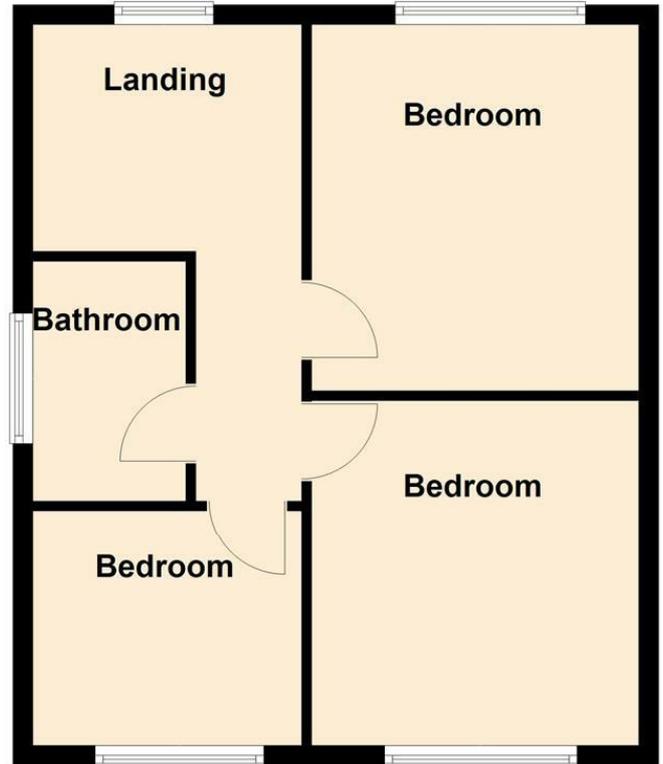
## Ground Floor

Approx. 45.1 sq. metres (485.2 sq. feet)



## First Floor

Approx. 44.8 sq. metres (482.7 sq. feet)



Total area: approx. 89.9 sq. metres (967.9 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		73	
(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 <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 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.