



## 56 Claremont Road Grimsby, North East Lincolnshire DN32 8NS

We are delighted to offer for sale this stylish modern FOUR BEDROOM SEMI DETACHED FAMILY HOME extended by the current owners to create a fantastic modern family home with versatile use. Nestled between Grimsby and Cleethorpes town centres within easy access to good bus route, all local amenities, restaurants, cafes, bars and highly regarded schools. The property benefits from gas central heating and uPVC double glazing with the accommodation comprising of; Entrance Hall, two reception lounges (One of which is currently being used as a gym), modern open plan living kitchen diner, utility room, cloakroom/wc and to the first floor four bedrooms, master with dressing room and en suite shower room. The front of the property boasts an attractive and low maintenance frontage with large driveway which provides off road parking for several vehicles with metal storage shed. To the rear is a private enclosed garden which has laid to lawn with a paved patio, raised decked sun terrace providing a fantastic ideal alfresco entertaining area. Timber shed. Viewing is highly recommended to appreciate this fabulous family home.

- EXTENDED FAMILY HOME
- CENTRAL LOCATION
- LIVING KITCHEN DINER DAY ROOM
- TWO RECEPTION LOUNGES
- UTILITY ROOM
- CLOAKROOM
- FOUR BEDROOMS
- MASTER EN SUITE SHOWER ROOM & WALK IN WARDROBE
- FAMILY BATHROOM
- ENCLOSED REAR GARDEN

**£269,950**



## MEASUREMENTS

All measurements are approximate.

## ACCOMMODATION

### GROUND FLOOR

### FIRST FLOOR

#### ENTRANCE

Accessed via a uPVC door with top light above.



#### HALLWAY

The welcoming hallway has solid wood flooring with carpeted stairs having an open white wooden spindle balustrade leading to the first floor, modern pull out storage drawers and cupboards.



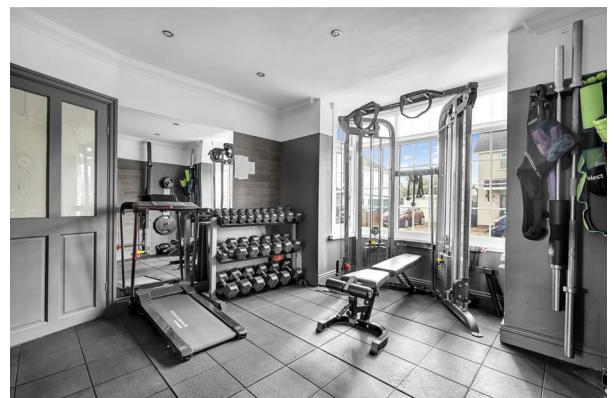
#### HALLWAY



#### GYM/SITTING ROOM/FIRST RECEPTION ROOM

11'10" x 11'0" (3.61 x 3.37)

Presently converted to a home gymnasium by the current owner but easily change back to the first reception room. Having a uPVC double glazed bay window to the front, coved ceiling, radiator and feature down lights.



## GYM/ SITTING ROOM/FIRST RECEPTION ROOM



## GYM/ SITTING ROOM/FIRST RECEPTION ROOM



## KITCHEN DINER

20'0" x 19'1" (6.11 x 5.82)

The ultimate hub of the home benefits from a range of modern grey fronted wall and base units with granite work surfaces and matching upstands incorporating an inset sink and drainer, a combination oven and electric fan assisted eye level oven, dishwasher and integrated fridge freezer. A pinnular island house the electric hob with a modern chimney style extra hood above and provides ample storage drawers and a breakfast bar area. The kitchen area is finished with feature down lights to the ceiling, modern tall column radiator, feature panelled wall and a uPVC double glazed window to the front aspect. Open to the family dining area and seating area with solid wood flooring, radiator, feature media wall, down lights to the ceiling and 6 panel bi-fold doors adjoining the garden to this unique family home.



## KITCHEN DINER



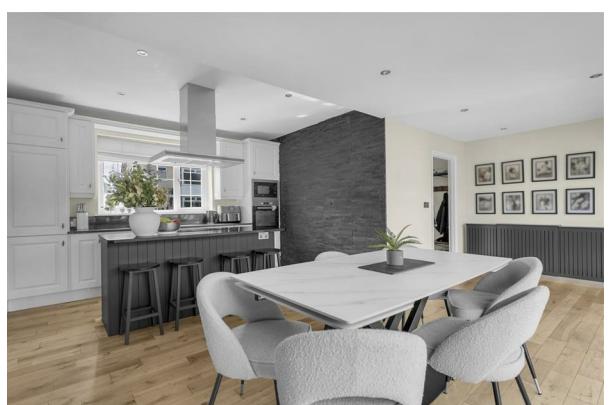
## KITCHEN DINER



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## KITCHEN DINER



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## KITCHEN DINER



## KITCHEN/ DINER



## KITCHEN/ DINER



## KITCHEN/ DINER



## LOUNGE

15'1" x 10'0" (4.61 x 3.07)

To the rear of the property with a uPVC double glazed bay window, feature pelmet down lights to the ceiling, carpeted flooring and radiator. The main focal point is the open chimney breast with Oak beam, tiled inset and hearth with multi fuel stove.



## LOUNGE



## LOUNGE



## LOUNGE



## UTILITY ROOM

7'11" x 4'0" (2.43 x 1.24)

Benefitting from a range of modern units with contrasting work surface, plumbing for an automatic washing machine and vented dryer, solid wood flooring and a uPVC double glazed window to the front aspect. Door to cloakroom.



## CLOAKROOM/W/C

4'0" x 3'1" (1.24 x 0.94)

The handy cloakroom benefits from a white two-piece suite comprising of; Pedestal hand wash basin and low flush wc. Finished with tongue and groove panelling to dado height, wood flooring, radiator and a uPVC double glazed window to the rear aspect.



## FIRST FLOOR

### FIRST FLOOR LANDING

Having continued open white wooden spindle balustrade and carpeted flooring. Loft access to the ceiling with pull down ladder, light and boarding. The loft houses the combination boiler.



### BEDROOM ONE

12'1" x 12'0" (3.69 x 3.67)

The master bedroom oozes luxury with its modern decoration, feature down lights to the ceiling, carpeted flooring, column radiator and is open to the dressing room/walk in wardrobe.



## BEDROOM ONE



## BEDROOM ONE



## EN SUITE

8'0" x 4'0" (2.46 x 1.24)

Tastefully decorated to include a white three-piece suite comprising of; Walk in rain fall shower with glazed screen, white gloss combination unit housing his and hers hand wash basins with storages drawers beneath and low flush wc with hidden cistern. Finished with part stone effect tiles to the walls and floor, heated towel rail and uPVC double glazed window to the rear.



## EN SUITE



## WALK IN WARDROBE

7'10" x 10'0" (2.39 x 3.05)

Open from the master bedroom with carpeted flooring, downlights, fitted with handy hanging rails and shelving above.



## BEDROOM TWO

11'10" x 10'11" (3.61 x 3.35)

This second double bedroom is to the front of the property with a uPVC double glazed bay window, carpeted flooring and radiator.



## BEDROOM TWO



## BEDROOM THREE

12'11" x 10'0" (3.96 x 3.05)

The third double bedroom is to the rear of the property with a uPVC double glazed window, carpeted flooring and radiator. Handy built in storage cupboards.



## BEDROOM THREE



## BEDROOM FOUR

6'0" x 6'0" (1.85 x 1.83)

Presently used as an office or home study room with a uPVC double glazed window to the rear aspect, carpeted flooring and radiator.



## BATHROOM

5'10" x 5'10" (1.80 x 1.78)

The family bathroom benefits from a white three-piece suite comprising of; Bath with central taps, vanity hand wash basin with storage beneath and low flush wc. Having fully tiled walls and floor, heated towel rail and a uPVC double glazed window to the front aspect.



## OUTSIDE

### GARDEN

The property stands with an open plan low maintenance front garden which creates ample off-road parking for several vehicles. Metal storage shed and access to the rear of the property. The pleasant enclosed rear garden has fenced boundaries and is mainly laid to lawn with a paved patio and raised decked patio ideal for those summer evening and entertaining. Timber shed.



## GARDEN



## GARDEN



## 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 - B

EPC - 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

GROUND FLOOR  
750 sq.ft. (69.6 sq.m.) approx.



1ST FLOOR  
678 sq.ft. (63.0 sq.m.) approx.



TOTAL FLOOR AREA : 1427 sq.ft. (132.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 <sub>2</sub> ) Rating			
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		
(55-58)	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 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.