



49 Hunsley Crescent Grimsby, North East Lincolnshire DN32 8PU

Standing on a large plot is this deceptively spacious DETACHED FIVE BEDROOM DETACHED FAMILY HOME which is ideally placed for easy access into both Grimsby and Cleethorpes town centres. The property has been extended over the years and now comprises: Entrance hall, formal lounge with double doors leading into dining room and conservatory, fitted kitchen/breakfast room, utility room plus five bedrooms one with en suite and a family bathroom/wc to the first floor. Integral garage. Gas central heating system. Solar panels. Superb gardens with access into Weelsby Woods.

£342,500

- STUNNING GROUNDS
- FIVE BEDROOM DETACHED HOUSE
- THREE RECEPTION ROOMS
- FITTED KITCHEN/BREAKFAST ROOM
- UTILITY, PANTRY & WC
- EN SUITE & FAMILY BATHROOM
- INTEGRAL GARAGE
- GAS CENTRAL HEATING SYSTEM & DOUBLE GLAZING



ACCOMMODATION

.

MEASUREMENTS

All measurements are approximate.

GROUND FLOOR

.

ENTRANCE HALL

Approached via a composite entrance door this wide entrance hall has a double glazed window, radiator, coving to ceiling and a fitted dado rail. The Spelled staircase leads up to the first floor.



LOUNGE (FRONT)

14'11" x 11'10" (4.55 x 3.63)

This lovely formal lounge has a double glazed bay window to the front elevation plus two smaller double glazed windows either side of the white painted Adam style fire surround which is inset with a living flame gas fire. Coving and spot lights to ceiling. Two wall light points plus a centre light point. Double doors leads into the:-



DINING ROOM

16'11" x 9'10" (5.16 x 3.02)

Situated between the lounge and the conservatory is this good sized dining area which also has a Adam style fire surround inset with a living flame gas fire, coving to ceiling and radiator. Double glazed window to the side elevation.



DINING ROOM

Additional photo



CONSERVATORY

12'9" x 10'6" (3.90 x 3.21)

Double glazed windows and doors with views over the rear garden, radiator and inset spot lights to ceiling.



KITCHEN/BREAKFAST ROOM

16'4" x 10'3" (4.99 x 3.14)

Fitted with an excellent range of cream base and wall cupboards incorporating an electric oven, gas hob with an extractor above, an integrated dishwasher and in addition there is a matching housing unit for an American fridge/freezer. The contrasting oak work surfaces are inset with a white enamel sink unit. Situated in a corner of this room is a wood burner which is set within an exposed brick surround. Double glazed window to the rear elevation. Inset spot lights to ceiling. Vinyl flooring. Ample space for breakfast table and chairs.



KITCHEN/BREAKFAST ROOM

Additional photo



THE WOOD BURNER



UTILITY ROOM

14'1" x 6'9" (4.31 x 2.08)

Fitted again with cream base and wall units having contrasting work surfaces inset with a stainless steel sink unit having space beneath for washing machine. Wall mounted gas fired boiler. Double glazed window. Radiator. Inset spot lights to ceiling. Side door leads out to the rear garden.



SEPARATE WC

Fitted with a wall mounted sink and a wc. Tiled flooring.

USEFUL PANTRY CUPBOARD

Again having a tiled floor and inset spot lights to ceiling.

FIRST FLOOR

MAIN LANDING

Double glazed window to the front elevation, coving and access to roof space. Radiator.

BEDROOM 1 (FRONT)

11'9" x 11'10" (3.60 x 3.61)

Double glazed window. Radiator. Coving and inset spot lights to ceiling.



BEDROOM 1

Additional photo



BEDROOM 2 (REAR)

10'8" x 11'10" (3.26 x 3.63)

Double glazed window. Radiator. Coving and inset spot lights to ceiling.



BEDROOM 3/OFFICE

7'0" x 9'10" (2.14 x 3.02)

Used by the present owners as a home office, double glazed window, coving and inset spot lights to ceiling. Radiator.



BEDROOM 4 (SIDE)

9'11" x 6'4" (3.04 x 1.95)

Double glazed window, coving and inset spot lights to ceiling. Fitted with a bank of floor to ceiling providing excellent hanging space.



FAMILY BATHROOM/WC

7'5" x 8'3" (2.28 x 2.54)

Having a suite in white comprising a white bath including a hand held shower spray, a corner shower cubicle, a pedestal wash hand basin and a low flush wc. Double glazed window. Vinyl flooring Extractor fan.



INNER HALLWAY

BEDROOM 5 (REAR)

11'5" x 12'4" (3.48 x 3.77)

Double glazed window, radiator. Bank of fitted wardrobes with matching dressing table and drawer units.



EN SUITE

5'2" x 5'11" (1.6 x 1.82)

Having a suite in white comprising a corner shower cubicle having an electric shower unit, a pedestal wash hand basin and a low flush wc. Radiator. Vinyl flooring. Radiator.



OUTSIDE



INTEGRAL GARAGE

15'11" x 8'6" (4.87 x 2.61)

Up and over door to the front plus a personal door to the side. Light and power.

THE GARDENS

As previously mentioned the property stands on a large wedge shaped plot with the fore garden is set behind a brick wall and is block paved which provides additional off road parking. The fabulous SOUTH facing rear garden is divided into two parts with the first part situated close to the house being mainly lawned including a small patio situated close to the property plus a covered wooden decked area ideal for outside entertaining. There is ample shade within the garden from the mature trees which provides natural shelter during the summer months. The second part of the garden is accessed through arched trees and again is lawned and also has a second sun bathing and seating area positioned to catch the afternoon sun. Included in the sale are the timber shed and the brick garden store. A pedestrian gates leads into Weelsby Wood ideal for dog walkers.



THE GARDENS

Additional photo



REAR PART OF THE GARDEN



REAR PART OF THE 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

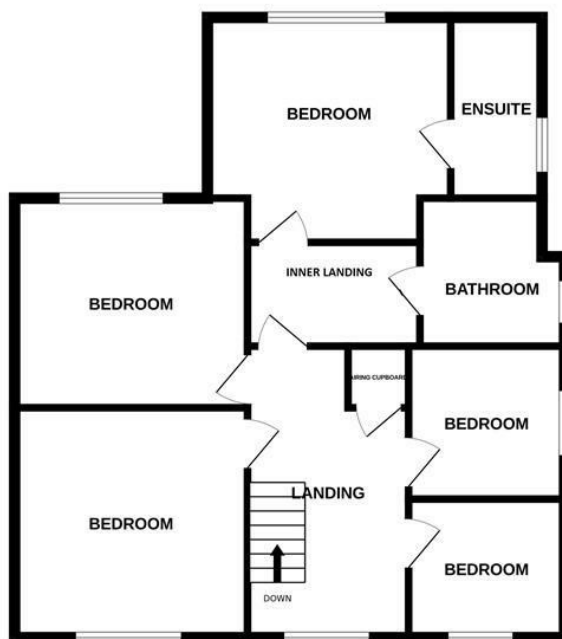
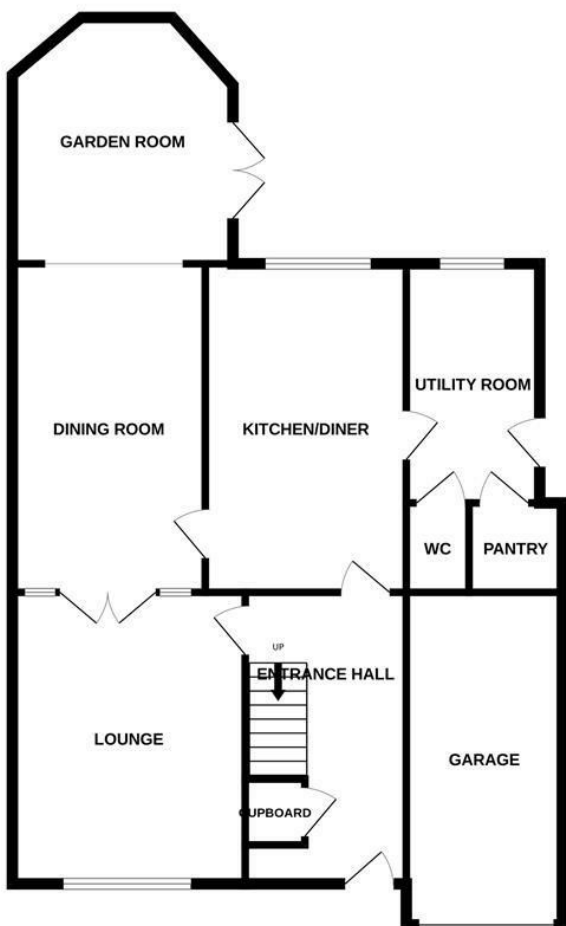
Council Tax Band - D

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



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.
Made with Metropix ©2024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		75	81
(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 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.