



## The Rise Thoresby Road Grimsby, North East Lincolnshire DN36 5JL

We are delighted to offer for sale this THREE BEDROOM DETACHED FAMILY HOME situated within the heart of Tetney village with easy access to both Grimsby and Louth and within the catchment area of King Edward Grammar School and the highly regarded Tetney Primary School. Tetney village offers a friendly local pub, serving both food and drinks, a Chinese takeaway, Golf Club and convenience store. The property has been tastefully modernised and finished to a high specification by the current vendors with the accommodation comprising of; Welcoming reception hall, open plan kitchen diner and lounge, conservatory, ground floor shower room and to the first floor three good sized bedrooms with family bathroom. The property benefits from gas central heating, uPVC double glazing and a NEW ROOF with full warranty. Sitting back from the road within well maintained gardens, pebbled driveway for off road parking leading to the private rear garden which is laid to lawn with mature planting, paved patio with wooden gazebo above draped in grape vines. Viewing is highly recommended.

**£259,950**

- TETNEY VILLAGE LOCATION
- DETACHED FAMILY HOME
- LIVING KITCHEN DINER LOUNGE
- CONSERVATORY
- SHOWER ROOM (GROUND FLOOR)
- THREE GOOD SIZED BEDROOMS
- FAMILY BATHROOM
- GAS CENTRAL HEATING
- NEW ROOF
- VIEWING IS AN ABSOLUTE MUST



## 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

## GROUND FLOOR

### ENTRANCE

Accessed via a composite door into the reception hallway.



### HALLWAY

The welcoming reception hallway set the light and airy feel for the rest of the property with its coved ceiling, down lights, wood effect LVT flooring, radiator, connecting Oak doors and returned stairs case with carpeted tread, open white wooden spindle balustrade and handy storage cupboard.



## HOUSE NAME



### KITCHEN DINER

22'3" x 11'2" (6.79 x 3.42)

The fabulous family space is open plan creating an ideal working or entertaining area for a busy family. The modern kitchen benefits from a large range of cream shaker style wall and base units with wood effect work surfaces and matching upstands and incorporates a composite sink and drainer, Rangemaster oven with glass splashback and extractor hood, further integrated appliances include dishwasher, fridge freezer and an automatic washing machine. Finished with wood effect LVT flooring, coving to the ceiling, tall modern radiator and a uPVC double glazed window over looking the conservatory. The kitchen is open to the dining area which has ample room for a family dining table. Matching cream shaker larder unit provides further storage and houses the wall mounted boiler. Double glazed patio doors leading to the conservatory. Open to the lounge:



### KITCHEN DINER



### KITCHEN DINER



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## KITCHEN DINER



## LOUNGE

14'11" x 12'5" (4.56 x 3.80)

The lounge is open plan from the kitchen diner and has dual aspect uPVC double glazed windows, continued wood effect LVT flooring, coving to the ceiling and tall modern radiator. Finished with a brushed stone fire surround, marble hearth and back with inset coal effect gas fire.



## LOUNGE



## LOUNGE



## LOUNGE

### CONSERVATORY

16'8" x 8'3" (5.10 x 2.54)

This fantastic addition to the property is uPVC double glazed with French doors leading to the rear garden ideal for summer afternoon with the children. Finished with tiled flooring and a modern tall radiator.



### CONSERVATORY



### **SHOWER ROOM (Ground Floor)**

6'8" x 5'3" (2.05 x 1.62)

The modern shower room benefits from a white three piece suite comprising of; Walk in shower with glazed screen and white combination unit housing the hand wash basin and low flush wc with hidden cistern and handy storage. Finished with tiling to the splashback areas, tiled floor, heated towel rail and a uPVC double glazed window to the side aspect.



### **FIRST FLOOR**

#### **FIRST FLOOR LANDING**

Having continued carpeted flooring and white open spindle balustrade, coving to the ceiling and a uPVC double glazed window to the front aspect.



#### **FIRST FLOOR LANDING**



#### **BEDROOM ONE**

13'8" x 10'6" (4.18 x 3.22)

The master bedroom is to the rear of the property with a uPVC double glazed window, carpeted flooring, coved ceiling, radiator and built in walk in wardrobes with hanging rails and shelving.



## BEDROOM ONE



## BEDROOM ONE



## BEDROOM TWO

10'6" x 8'7" (3.22 x 2.63)

The second double bedroom is to the front of the property and has a uPVC double glazed window, carpeted flooring, coved ceiling and radiator.



## BEDROOM TWO



### BEDROOM THREE

9'1" x 8'2" (2.78 x 2.49)

To the rear of the property with a uPVC double glazed window, coved ceiling, carpeted flooring and radiator.



### BATHROOM

8'2" x 7'6" (2.49 x 2.31)

The family bathroom benefits from a white three piece suite comprising of; Corner Jacuzzi bath, pedestal hand wash basin and low flush wc. Finished with wood effect laminate flooring, heated towel rail and a uPVC double glaze window to the side aspect.



### OUTSIDE

#### THE GARDENS

The property sits away from the road with hedged boundaries to the side and an open shingle driveway providing ample off road parking. The front garden has a lawn area edged with wooden raised planting beds that are well stocked with mature shrubs, flowers and trees. Double wooden gates lead you to the side of the property which is paved with a covered carport with handy racking. The private rear garden has fenced boundaries and has been beautifully designed and maintained by the current owners with its lawn, wooden edge borders with mature trees, shrubs and laurels planted leading to raised planting beds and a paved patio with wooden gazebo above draped in grape vines providing an ideal relaxing area. To the side of the property is a timber shed.



#### THE GARDENS



## THE GARDENS



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## THE GARDENS



## 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 - C

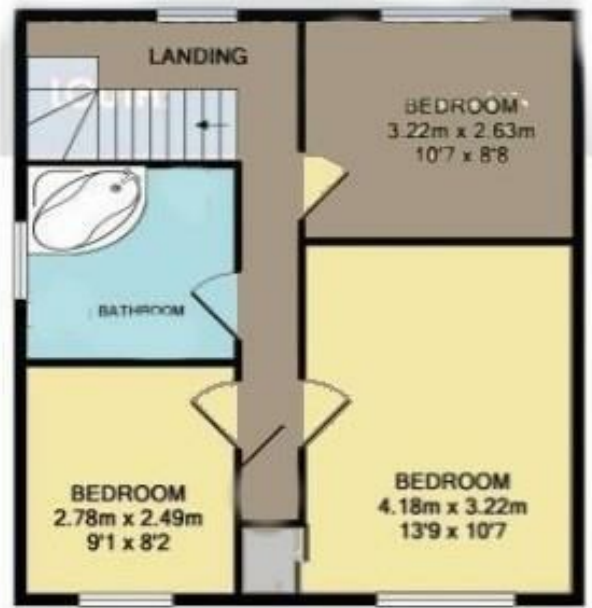
EPC - D;

## 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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D		58	
(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 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.