



## 10 Bempton Grove Grimsby, North East Lincolnshire DN32 9TQ

We are delighted to offer for sale this extended four-bedroom end terrace property, positioned on a corner plot in the popular Bempton Grove, offers a fantastic opportunity to purchase. Conveniently located with easy access to Grimsby and Cleethorpes, along with nearby bus routes, motorway links, and supermarkets, it ensures convenience. Benefiting from gas central heating and UPVC double glazing, the accommodation comprises a kitchen diner, utility room, cloakroom, boot room, rear sitting room, and a separate lounge. Upstairs, there are four bedrooms and two modern bathrooms. The property boasts an extensively large rear garden with various patios, a summer house and bar, a brick store, and a timber shed. With its desirable features and prime location, viewing is essential as this property is likely to attract significant interest.

**£185,000**

- EXTENDED END TERRACE FAMILY HOME
- SUPERB CORNER PLOT REAR GARDEN
- KITCHEN DINER
- LOUNGE
- REAR SITTING ROOM
- UTILITY & CLOAKROOM
- FOUR BEDROOMS
- TWO BATHROOMS
- BOOT ROOM
- SUMMER HOUSE & BAR



## 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

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## ENTRANCE

Accessed via a composite door into the hallway.

## HALLWAY

Having wood effect laminate flooring, coved ceiling, dado rail and carpeted stairs leading to the first floor with enclosed banister and under stairs storage cupboard. Solid Oak connecting doors.



## HALLWAY

Additional Photograph



## BOOT ROOM

Second entrance to the property via a campsite door which leads into the handy boot room, tiled flooring, radiator and coat hooks.



### KITCHEN DINER

19'5" x 12'6" (5.92 x 3.82)

The bright and airy kitchen is open to the dining room and benefits from a range of wood effect shaker style wall and base units with contrasting work surfaces with mosaic tiled splash backs and incorporates a stainless steel sink and drainer, one and a half electric fan assisted oven, gas hob with stainless steel chimney style extractor hood. Integrated dishwasher, space for a free standing fridge freezer. Finished with tiled flooring and uPVC double glazed window to the rear. Open to the dining room. The dining room has uPVC double glazed French doors leading to the rear garden, solid wood flooring, two radiators and built in storage cupboard.



### KITCHEN DINER

Additional Photograph



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Additional Photograph



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Additional Photograph



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Additional Photograph



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Additional Photograph

### KITCHEN DINER

Additional Photograph



### KITCHEN DINER

Additional Photograph



### REAR SITTING ROOM

10'4" x 8'11" (3.16 x 2.73)

The second sitting room has uPVC double glazed patio doors to the side aspect, tiled flooring and tall radiator fitted.



## REAR SITTING ROOM

Additional Photograph



## REAR SITTING ROOM



## UTILITY ROOM

5'8" x 5'5" (1.74 x 1.66)

Rear uPVC double glazed door leading to the rear garden. The handy utility has plumbing for an automatic washing machine and space for a tumble dryer, work surface. Finished tiled flooring.



## CLOAKROOM

4'3" x 3'5" (1.31 x 1.06)

Benefitting from a white two piece suite comprising of; Low flush wc with hidden cistern and small hand wash basin set above a handy vanity unit. uPVC double glazed window to the rear, tiled flooring and heated towel rail.



## LOUNGE

13'1" x 12'3" (4.00 x 3.74)

uPVC double glazed bay window to the front aspect with coved ceiling, wood effect laminate flooring, radiator and the main focal point is the ornate fire surround having marble hearth and back and gas effect fire.



## LOUNGE

Additional Photograph



## FIRST FLOOR

### FIRST FLOOR LANDING

Having enclosed banister continued coved ceiling and dado rail, carpeted flooring, radiator and two loft hatches. The loft has a pull down ladder and partial boarding with light fitted.



### BEDROOM ONE

13'1" x 11'10" (4.01 x 3.61)

The largest of the four bedroom has a uPVC double glazed window to the front aspect, coved ceiling with downlights, radiator, built in storage cupboard and wood effect laminate flooring. Finished with a range of built in wardrobes.



## BEDROOM ONE

Additional Photograph



## BEDROOM TWO

11'5" x 8'7" (3.49 x 2.63)

The second double bedroom has a uPVC double glazed window to the rear, coved ceiling, carpeted flooring, radiator and two built in storage cupboards.



## BEDROOM THREE

10'5" x 8'11" (3.19 x 2.72)

Another double bedroom with uPVC double glazed window to the front aspect, carpeted flooring, radiator, coved ceiling and built in wardrobes and shelves unit.



## BEDROOM FOUR

9'11" x 8'2" (3.04 x 2.50)

To the front of the property with a uPVC double glazed window, coved ceiling, carpeted flooring, radiator and large built in storage cupboard.



### BATHROOM ONE

12'9" x 5'4" (3.91 x 1.65)

The first of the bathrooms benefits from a white four piece suite comprising of; Walk in shower with curved glazed screen and electric shower fitted, floating vanity draws, wooden surface and counter top basin, low flush wc and bath with central taps. Finished with fully tiled walls and floor, heated towel rail, large storage unit housing the wall mounted boiler and uPVC double glazed window to the rear aspect.



### BATHROOM ONE

Additional Photograph



### BATHROOM ONE

Additional Photograph



### BATHROOM TWO

9'11" x 5'0" (3.04 x 1.54)

The second bathroom benefits from a white three piece suite comprising of; L Shaped bath with rain fall shower over and glazed screen, floating vanity draw unit with hand wash basin above and low flush wc. Finished with full modern tiling to the walls and floor, heated towel rail and uPVC double glazed window to the rear.



### OUTSIDE

## GARDEN

The property sits with a red brick front garden ideal for off road parking and wooded gate leading to the hidden gem of this truly fabulous rear garden. The corner plot position boosted a great sized and private rear garden with all day sun. Having fenced and walled boundaries with raised patio area, brick store fitted with electric and lighting and timber shed. The garden is sectioned with various patio areas, one of which is decked ideal for outside entertaining. Mainly laid to lawn with mature planting and a small wildlife pond. A truly amazing addition to this extended family home.



## GARDEN

Additional Photograph



## GARDEN

Additional Photograph



## GARDEN

Additional Photograph



## GARDEN

Additional Photograph



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Additional Photograph

## GARDEN

Additional Photograph

## SUMMER HOUSE BAR

15'10" x 9'0" (4.83 x 2.76)

The wood summer house and bar are a handy additional to this fabulous garden. Sectioned to provide a lounge area and separate bar with serving hatch. Both fitted with electric and lighting.



## SUMMER HOUSE BAR

Additional Photograph



## SUMMER HOUSE BAR

Additional Photograph



## PATIO



## REAR GARDEN

Additional Photograph



## REAR GARDEN

Additional Photograph



## COUNCIL TAX BAND

Council Tax Band A

## 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



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		
	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 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.