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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



Quinton Road

Grimsby
DN32 0BD

Offers in the Region Of
£225,000

Ideal family home located on a quiet road, superbly appointed throughout, a must to view. A real turn key property, thoroughly improved by the current owners with no expense spared. Nearby to the town centre, Grimsby tennis centre and local schools. Internal viewing will reveal the entrance hall, dining room, lounge with bi-folding doors to the rear garden, kitchen, WC, three bedrooms and the bathroom. With a driveway, EV charging socket, gardens to the front and rear and uPVC double glazing (except hall and landing) and gas central heating.

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Entrance Hall

Entering the property reveals the original stained glass window to the side elevation, a tiled floor with under floor heating and a storage cupboard. There is also a cupboard under the stairs with plumbing for a washing machine.

WC

With a window to the side elevation, a tiled floor with under floor heating and a WC and basin.

Kitchen

16' 0" x 7' 1" (4.87m x 2.17m)

The kitchen has dual aspect windows to the side and rear elevation, a door to the side and a tiled floor with under floor heating. There is also a superb fitted kitchen with fitted units to base and eye level with a one and a half sink and drainer, plumbing for a dish washer, a fridge-freezer and there are recessed spotlights to ceiling. There are also SMEG appliances including an electric double oven, gas hob and an extractor over.

Lounge

17' 8" x 10' 11" (5.38m x 3.32m)

The lounge has bi-folding doors with bespoke fitted silver grey louvred blackout blinds to the rear elevation. Recessed spotlights to the ceiling, coving, under floor heating with laminate flooring and a feature fire place with an open fire.

Dining Room

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

The dining room has a bay window to the front elevation, coving to the ceiling, under floor heating with laminate flooring and a feature fire place with an open fire.

First Floor Landing

The first floor landing has the original stained glass window to the side elevation, access to the loft which has light and power, a radiator and a carpeted floor. There is also a fitted cupboard.

Bedroom One

15' 11" x 8' 11" (4.84m x 2.72m)

Bedroom one has a bay window to the front elevation, a radiator, carpeted floor and a fitted wardrobes.

Bedroom Two

13' 0" x 8' 11" (3.95m x 2.73m)

Bedroom two has a window to the rear elevation, coving to the ceiling, a radiator, carpeted floor and a fitted wardrobes.

Bedroom Three

8' 8" x 7' 0" (2.63m x 2.13m)

Bedroom three has a window to the front elevation, a radiator and a carpeted floor.

Bathroom

5' 11" x 7' 0" (1.81m x 2.13m)

The bathroom has an opaque window to the rear elevation, modern wall boarding, a heated towel rail and vinyl flooring. There is also a modern suite with a WC, vanity basin and a bath with a mains shower and glass screen including an illuminated mirror with shaver point and recessed spotlights to ceiling.

Garage

With double doors to the front, a window to the side elevation and electrics.

Outside

With a tidy low maintenance frontage and off road parking. Gates open to reveal further parking and access to the garage and rear garden. The rear garden is a lovely place to relax and entertain with a degree of privacy and a well kept lawn, established shrubs and perimeter fencing. There are also two patio areas ideal for alfresco dining.

Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Viewings

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

Council Tax Information

Band B: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

Mortgage and Financial Advice

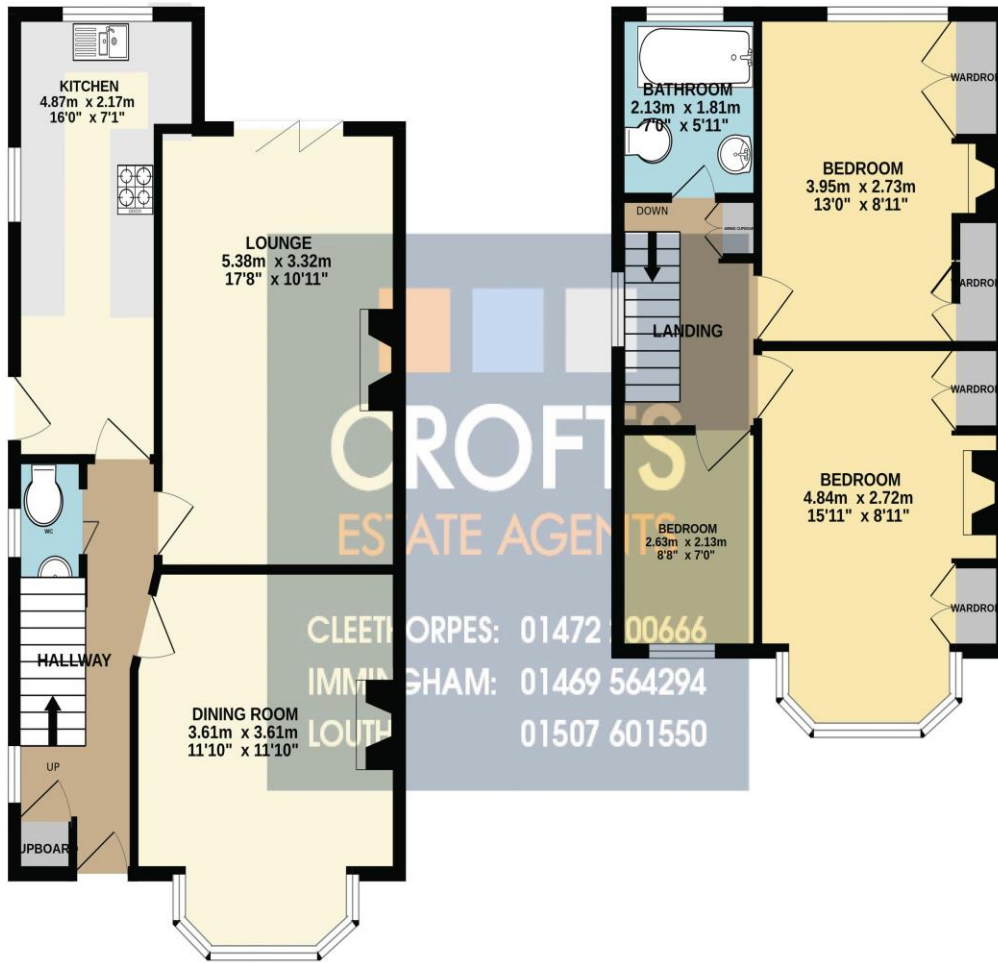
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



GROUND FLOOR
51.1 sq.m. (550 sq.ft.) approx.

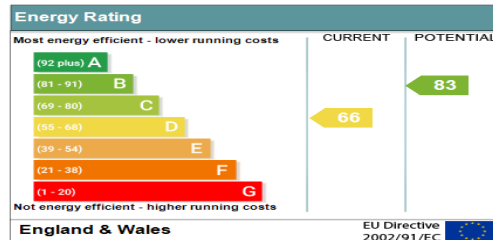
1ST FLOOR
41.2 sq.m. (443 sq.ft.) approx.



TOTAL FLOOR AREA: 92.3 sq.m. (993 sq.ft.) 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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Address: 5 Quinton Road, GRIMSBY, DN32 0BD
RRN:



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