



Grantham Avenue, Grimsby, DN33

£239,950

Offers in Region of

Tenure: Freehold, **Bedrooms:** 4

STUNNING home which has been extended twice and enjoys a plot of 0.25 ACRE (STS) - 4 bedrooms - lounge - dining room - open plan family living kitchen - down stairs wc - 1st floor family bathroom - driveway and detached garage - much larger than average lawned rear gardens - cul de sac lo

Key features:

- stunning 4 bedroomed semi detached house
- extended to the side and rear
- 0.25 acre plot
- large private and secure garden
- quiet cul-de-sac

Extra info:

- **Property Age:** 72 years
- **Council Tax:** Band C (£1592.14 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Private Driveway



STUNNING home which has been extended twice and enjoys a plot of 0.25 ACRE (STS) - 4 bedrooms - lounge - dining room - open plan family living kitchen - down stairs wc - 1st floor family bathroom - driveway and detached garage - much larger than average lawned rear gardens - cul de sac location - gas central heating and upvc double glazing - viewing essential

A quite spectacular semi detached house presented in exceptional condition throughout with the added benefit of a large, private rear garden of approx 0.25 acre.

Entrance hall with stairs to 1st floor, tiled floor, doors off to lounge, dining room, kitchen and downstairs wc

Lounge with walk in bay window with ornate cast iron radiator and multi-fuel burning stove set into fireplace, polished wooden floor

Dining room with wooden floor, open plan into family kitchen

Stunning open plan family living kitchen with refitted high quality eye and base level units with solid teak countertops, windows overlooking the side and rear aspects, tiled flooring, patio doors leading into gardens

Downstairs wc with fitted modern suite

On the 1st floor there are 4 bedrooms and a family bathroom

Bathroom with quality fitted Victorian style suite and free standing slipper bath. Overhead shower.

Front facing double bedroom

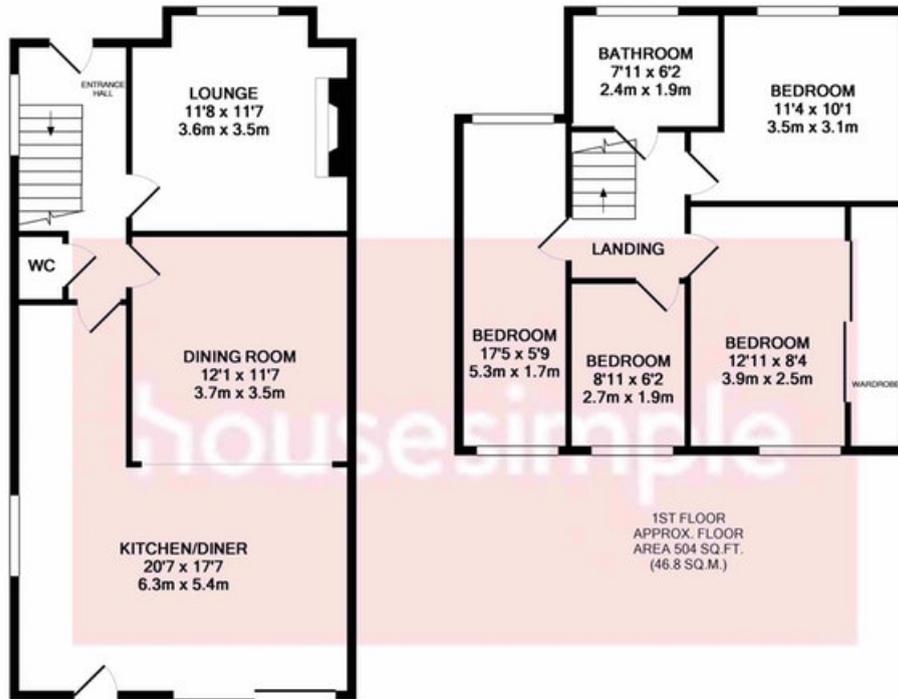
Rear facing double bedroom with mirror fronted fitted wardrobes to one wall. Ornate cast iron radiator.

Rear facing single bedroom with fitted wardrobe

Extended bedroom to the side which enjoys a dual aspect with windows to front and rear aspects

Externally there are large lawned gardens to the rear being private and non overlooked, patio seating area. Driveway and off street parking to the front with room for two cars and a detached garage to the rear.

Floor plan:



GROUND FLOOR
APPROX. FLOOR
AREA 613 SQ.FT.
(56.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1116 SQ.FT. (103.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 Performance Certificate:

Energy Performance Certificate

49, Grantham Avenue, GRIMSBY, DN33 2HH

Dwelling type: Semi-detached house	Reference number: 9578-1082-7245-6741-4990
Date of assessment: 13 May 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 13 May 2019	Total floor area: 115 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,087
Over 3 years you could save	£ 909

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 297 over 3 years	£ 228 over 3 years	<div style="border: 2px solid green; padding: 5px; display: inline-block;"> You could save £ 909 over 3 years </div>
Heating	£ 2,517 over 3 years	£ 1,767 over 3 years	
Hot Water	£ 273 over 3 years	£ 183 over 3 years	
Totals	£ 3,087	£ 2,178	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

<p style="font-size: x-small;">Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"> <tr><td style="background-color: #4f81bd; color: white;">(92 plus) A</td></tr> <tr><td style="background-color: #8ebf42; color: white;">(81-91) B</td></tr> <tr><td style="background-color: #c4e000; color: white;">(69-80) C</td></tr> <tr><td style="background-color: #fde725; color: white;">(55-68) D</td></tr> <tr><td style="background-color: #fdb462; color: white;">(39-54) E</td></tr> <tr><td style="background-color: #f4cccc; color: white;">(21-38) F</td></tr> <tr><td style="background-color: #e06666; color: white;">(1-20) G</td></tr> </table> <p style="font-size: x-small;">Not energy efficient - higher running costs</p>	(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G	<table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"> <tr><th>Current</th><th>Potential</th></tr> <tr><td style="text-align: center;">65</td><td style="text-align: center;">84</td></tr> </table>	Current	Potential	65	84	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>
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Current	Potential												
65	84												

Top actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 441
2 Floor insulation (suspended floor)	£800 - £1,200	£ 222
3 Low energy lighting for all fixed outlets	£20	£ 60

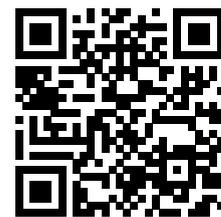
See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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MISREPRESENTATION ACT, 1967.

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