



## College Avenue, Grimsby, DN33

**£270,000**

Guide Price

**Tenure:** Freehold, **Bedrooms:** 3

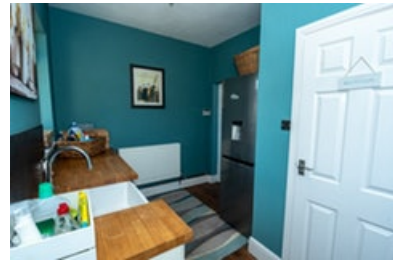
GUIDE PRICE £270,000 - £280,000. STUNNING FAMILY HOME OFFERED CHAIN FREE IN PEACEFUL AREA.

### Key features:

- Modern decor
- spacious
- private secure drive and garden
- CHAIN FREE
- Fitted wardrobes
- New boiler
- Plenty of local amenities
- Peaceful area
- GUIDE PRICE

## Extra info:

- **Property Age:** 90 years
- **Council Tax:** Band D (£1855.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



**GUIDE PRICE £270,000 - £280,000**

### STUNNING FAMILY HOME OFFERED CHAIN FREE

Viewing is highly recommended of this unique detached property in this peaceful area of Scartho, close to local schools, transport links, and amenities.

From stepping into the spacious hall you will discover light, airy rooms with ample space for a growing family. Whether you are looking to entertain in the large private sunny garden, sit quietly in the courtyard or by the pond with a glass of wine, this property truly is the gift that keeps on giving. There are three double bedrooms, the loft bedroom has fitted wardrobes and storage. A newly fitted bathroom with bath and walk in shower. Fully fitted kitchen with built in double oven, integrated fridge freezer and dishwasher, separate utility room and wc. A large lounge with bow window looking onto the pond and seating area and windows at the opposite end, looking into the courtyard. However, the jewel in the crown of this property has to be the large garden room with a roof lantern and double french doors leading onto the decking area and garden.

This property has been maintained to the highest standards with many additional features including a new boiler and consumer unit installed this year.

There is nothing to do other than move straight in, benefitting from uPVC double glazing and composite front door.

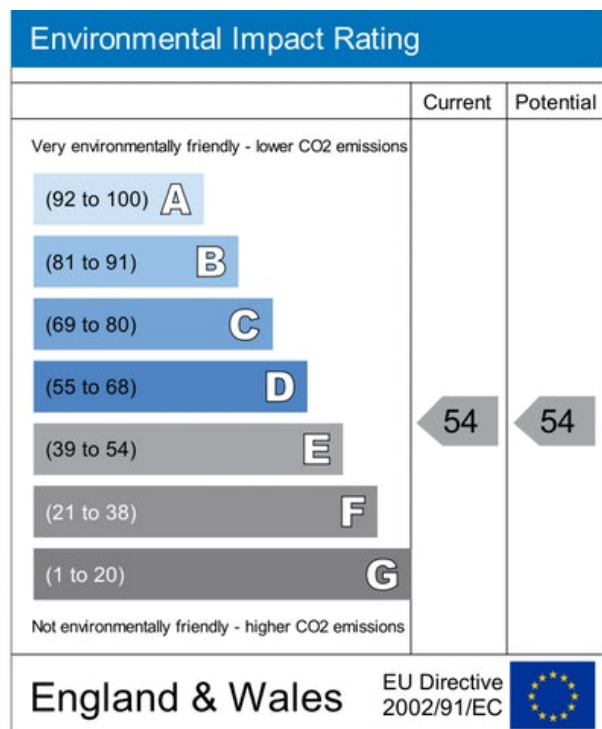
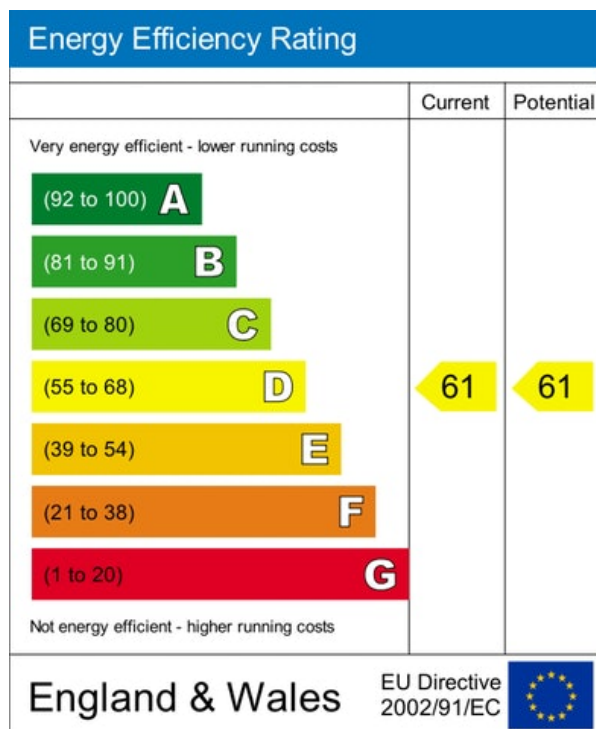
The home also has a secure drive with parking for up to four cars.

Floor plan:



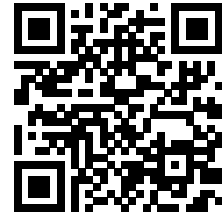
THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. THE ENCLOSURES STUDIO DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

Energy Performance Certificate:



## MISREPRESENTATION ACT, 1967.

Conditions under which these particulars are issued Housesimple.com for themselves and for the vendors or lessors of this property whose agents they are, give notice:- These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Housesimple.com or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors or lessors do not make or give, and neither Housesimple.com nor any person in their employment has any authority to make or give, any representations, or warranty whatever in relationship to this property.



To book a viewing scan this code