



196 Clee Road
Grimsby
DN32 8NG

Offers in the Region Of
£350,000

Take a look at this stunning impressive three / four bedroom period semi detached house being sold with no forward chain and you wont fail to be impressed! Deceptively large with two large extensions to the rear being set on 0.11 acres this property still sits nicely back from the road and retains perfectly manicured gardens to both front and rear with stone bonded patio areas to the rear. With off road parking for four cars plus detached brick garage, this property makes the perfect family home and lies within easy reach of transport links, the gorgeous Weelsby Woods, amenities and excellent schooling. The current owners have spared absolutely no expense investing into this property to restore its former glory and more with period features throughout plus expensive fittings and fittings including new stunning kitchen with Quartz work tops and bathroom. The property has no less than four separate reception rooms which is why this property could also accommodate a fourth bedroom by utilising one of the ground floor reception rooms, probably the dining room into another bedroom. The property makes the perfect entertaining house if that is your thing with a lovely flow to the property, French doors through to the garden on two sides and an open plan feel to all of the rooms to the rear. A must see, book your viewing NOW!



Entrance hall

18' 1" x 6' 5" (5.51m x 1.95m)

A very grand feeling entrance hall has short porch area with half tiled walls and tiled floor with composite door and two frosted windows to either side. Inside the hallway there are stairs to the first floor, a further frosted window, Amtico style wood effect herring bone style flooring, cream and grey decor to coving, painted wood panelling to the lower walls, pendant light and radiator.

Lounge

13' 11" x 12' 11" (4.24m x 3.94m)

A beautiful spacious lounge opens up into a large uPVC bay window with wood slatted blinds, has a pale carpet and complimentary decor to Lin Cruster border and coving with ceiling rose and pendant light. The room is centre around a Portuguese marble fire surround with cast iron insert, black granite hearth and gas fire. The room has three wall lights and radiator.

Dining room / Bedroom Four

14' 1" x 11' 11" (4.29m x 3.64m)

With having so many reception rooms it would be no real sacrifice if this was to become the fourth bedroom for a teenager but currently the room serves as a dining room with off white decor to coving, uPVC French doors and two windows to the garden, feature Roman style fire surround with black granite hearth and cast iron inset plus gas fire. The room also has cream carpet, pendant light and gas fire.

Snug

9' 11" x 10' 11" (3.01m x 3.32m)

A small room before you enter through an open plan doorway to the kitchen serves a small snug with chairs and feature fireplace with Faux log burner in place. The room has some built in storage, pop out uPVC window, under floor heating, white wood effect vinyl floor, white decor to coving and pendant light.

Kitchen sitting room

25' 4" x 11' 3" (7.73m x 3.43m)

A stunning recently fitted kitchen offers a very generous amount of grey Matte finish wall and base units with thick white Quartz work top over. The room has integral appliance including, five ring ceramic hob with contemporary stainless extractor over, double oven grill, dishwasher and washing machine housing, routed drainer with sunken sink, grey splash back tiling, space for American style fridge freezer, huge Peninsula counter top with sunken wine/champagne cooler, uPVC door and window to the side, space for seating or dining table with French doors to the side garden and sliding door and window into the sun room. The room has white herring bone style wood effect vinyl flooring, white decor, white radiator, vaulted ceiling with three Velux windows and twelve down lights.

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Sun room

13' 1" x 16' 5" (3.98m x 5.00m)

A superb sun room extension has brick base with windows to all sides with solid roof having ceiling windows to allow in more light. The room has wood laminate flooring, fitted units for storage, six down lights, electric tall white radiator with French doors onto the garden.

Cloakroom

3' 8" x 6' 0" (1.13m x 1.84m)

Tucked away under the stairs is a good sized cloakroom with matching white WC and vanity sink, grey splash back tiling, cream and grey decor with dado rail, uPVC frosted window to the side, ceiling light and a grey tiled floor.

Stairs and landing

A wide grand looking staircase has middle landing with feature window to the side, wood panelled walls to both stairs and landing with decor to match the hallway. The landing has half grey and white decor with picture rail, wall light and grey carpet to both stairs and landing.

Bedroom One

13' 11" x 12' 5" (4.24m x 3.78m)

A stunning large main bedroom has feature walk in uPVC bay to the front with fitted wood blinds, dark grey decor with dado rail and coving, ceiling rose and pendant light, fitted wardrobes and storage, grey carpet, fitted headboard, radiator and two wall lights.

Bedroom Two

14' 0" x 11' 10" (4.27m x 3.61m)

A large second double bedroom has pale grey decor to coving, grey carpet, pendant light, radiator and uPVC window.

Bedroom Three

9' 11" x 10' 11" (3.02m x 3.33m)

A further double bedroom is currently used as an office and has furniture fitted accordingly which could be adapted into bedroom furniture if so desired. The room has wood effect vinyl flooring, uPVC window to the rear, grey carpet, radiator and pale grey decor to coving.

Family Bathroom

7' 11" x 6' 10" (2.41m x 2.09m)

A beautiful family bathroom has oval shaped bath with matching white WC, vanity sink with low threshold glass boxed shower

cubicle, grey splash back tiling, frosted uPVC to the front, pale grey decor, white walls, grey wood effect tiled floor, extractor and loft access.

Detached single garage

A detached brick garage has up and over front door with uPVC pedestrian door to the rear.

Rear garden and patio areas

The rear garden is beautifully presented like the inside with a no expense spared stone bonded path way and patio area that wraps itself around the side and bac of the house. The property has a south westerly facing rear garden and enjoys late sun and to enjoy that there is a raised decking area with Pagoda over, plus large lawn space furnished with some mature trees and barked area. The garden has secure timber fence to all sides and enjoys a good degree of privacy.

Front garden and driveway

The front has low walls to the front and sides with iron gated driveway leading onto block paved driveway for three cars to a further tall set of timber gates. Beyond the gates is further parking and onto the detached garage. The front garden is laid to lawn with some maturing trees, barked borders with Laurel hedge to the front.



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 and all viewings are strictly by appointment only please.

Council Tax Information

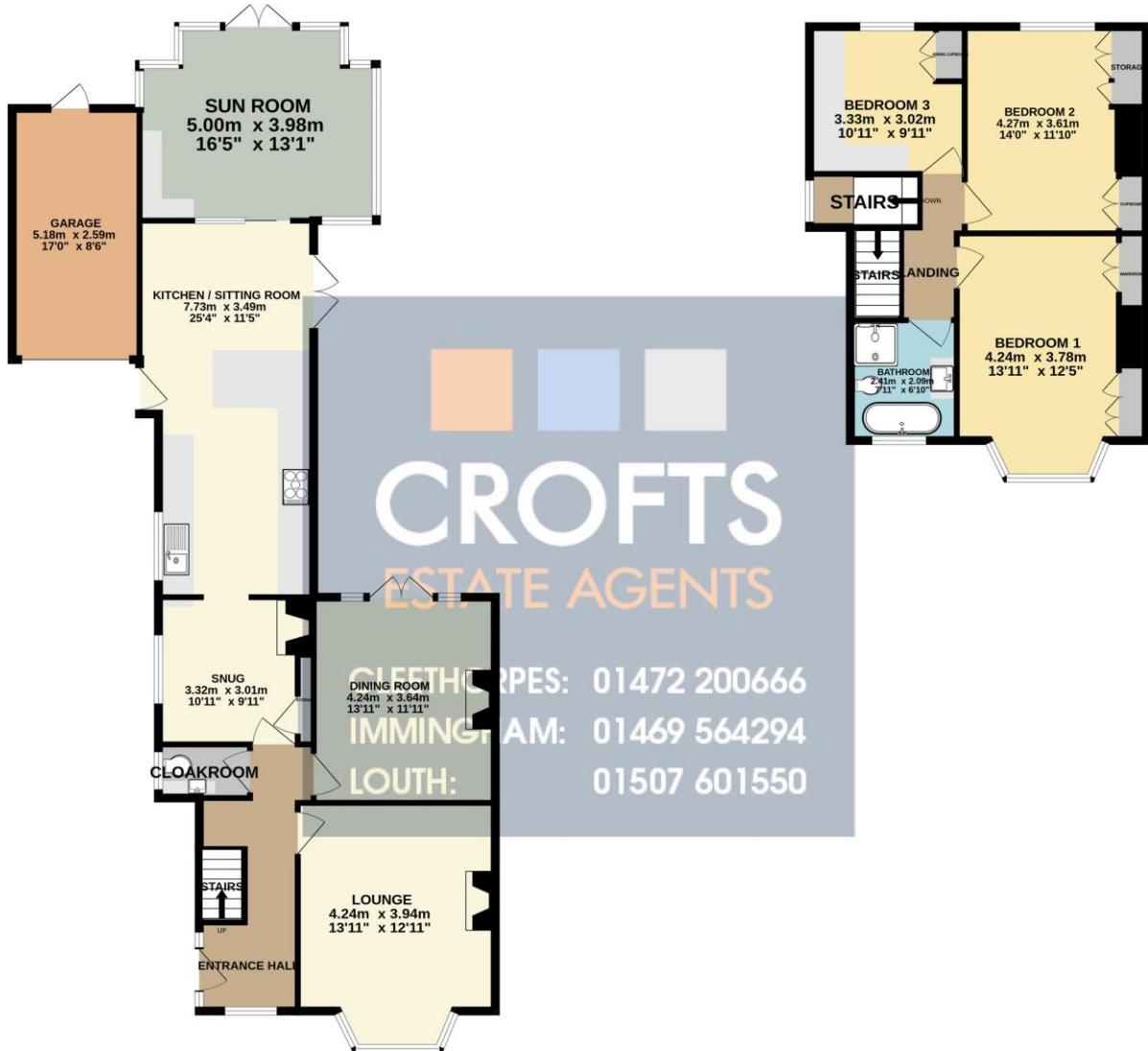
Band C: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti





OPEN 7 DAYS A WEEK

Monday to Thursday	9am to 5.30pm (Tuesday opening 9.30am)
Friday	9am to 6.00pm
Saturday	9am to 3.00pm
Sunday	11am to 2.00pm (Louth & Immingham closed)



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