



40 Robert Pearson Mews  
Grimsby  
DN32 9SJ

Offers in the Region Of  
£147,500

Crofts Estate Agents are pleased to offer to the market this superbly presented four bedroom mid terraced townhouse. Set on the rear of the popular and now established Robert Pearson Mews development just off Ladysmith Road close to many new and existing amenities, this property has been very well maintained and improved by the current owners with new kitchen dining area to the ground floor and excellent decor and bathroom presentation. The property is very flexible in its use and layout with bedroom two currently being used as a lounge instead of a bedroom. This modern two storey house has everything you would expect from new build type property with open plan layout, utility and cloakroom, two separate bathrooms plus showers with the top floor having the option to work as a singular suite with bedroom, bathroom and dressing room. Outside the property boasts no less than three allocated parking spaces on newly laid block paved and concrete parking bays to the front and low maintenance west facing attractive enclosed private gardens.

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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#### **Entrance hall**

9' 4" x 6' 10" (2.84m x 2.08m)

A good sized entrance hall has wood laminate flooring, light green decor, radiator, uPVC door and uPVC window with vertical blinds.

#### **Cloakroom / Utility room**

5' 10" x 5' 8" (1.78m x 1.73m)

A useful room to the front of the property very smartly presented is this utility cloakroom with white WC and sink, plumbing for washing machine, uPVC window with blind to the front, grey tile effect vinyl floor, grey splash back tiling, grey decor, ceiling light and radiator.

#### **Kitchen diner**

13' 1" x 8' 11" (3.98m x 2.73m)

A new matte grey kitchen with complimentary grey splash backs, sink drainer and work top over has integral appliances including gas hob and extractor, electric oven grill, space for washing machine and tall fridge freezer, under stairs storage, cream tiled floor, radiator, grey decor and four way light. This room is open plan to a living area.

#### **Living room**

9' 0" x 12' 10" (2.74m x 3.90m)

The living room is open plan to the kitchen diner and has cream tiled floor, grey decor, radiator, uPVC French doors with blinds and four way light.

#### **Stairs and landing**

The stairs and landing have grey carpet, brown decor, pendant light and radiator.

#### **Lounge / Bedroom Two**

10' 11" x 8' 8" (3.34m x 2.63m)

Currently used as a living space this room has two uPVC windows to the front with fitted blinds, grey carpet, grey decor with feature wall, pendant light and two radiators.

#### **Bedroom Three**

8' 11" x 12' 10" (2.73m x 3.91m)

A good sized double bedroom has grey carpet, grey decor with feature wall, uPVC window with fitted blind, pendant light and radiator.

#### **Family bathroom 1st Floor**

8' 7" x 5' 6" (2.61m x 1.68m)

A beautifully presented bathroom has three piece white bathroom suite with shower over bath, grey tiled splash backs and grey tiled effect vinyl floor, grey decor, radiator, extractor and ceiling light.

#### **Stairs and landing**

A further staircase with brown carpet, green decor and pendant light leads to the top floor.

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Immingham      01469 564294  
Louth      01507 601550

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### **Bedroom One**

13' 9" x 12' 10" (4.20m x 3.90m)

A good sized master bedroom has uPVC window with fitted blind to the front, pink decor with feature wall, grey carpet, pendant light, built in storage cupboard and radiator.

### **Bedroom Four**

10' 2" x 5' 10" (3.10m x 1.79m)

A smaller single bedroom has two Veux windows with fitted blinds to the rear, pink decor, radiator, pendant light and grey carpet.

### **Family Bathroom**

5' 5" x 6' 8" (1.66m x 2.04m)

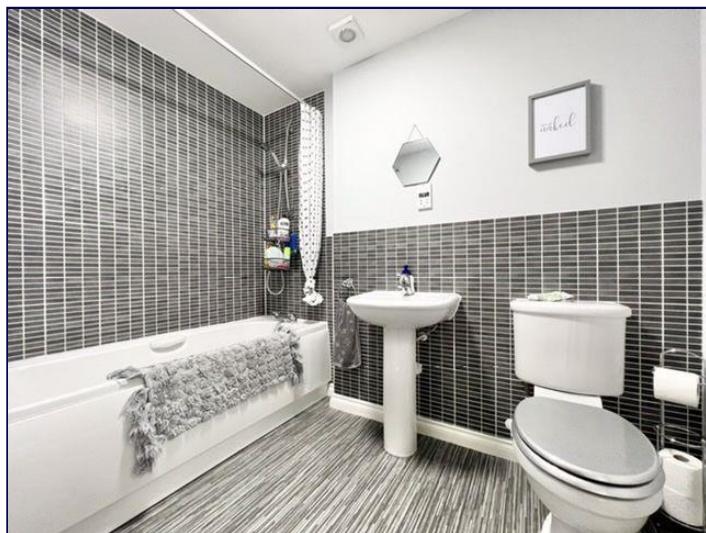
A second family bathroom which could act as an en suite to the master has white three piece white suite, shower over bath, white decor, grey tiled splash backs, grey tile effect flooring, ceiling light and Velux window.

### **Rear garden and patio**

The rear garden has a westerly aspect and is very neatly presented with slab patio to the back of the house and astro turf 3G grass to the garden area. The rear has secure 6 foot plus treated timber fencing to all sides with gate to the bottom of the garden, timber shed which is included in the sale with outside tap and light to the back of the house.

### **Front garden and parking**

This property benefits from no less than three allocated parking spaces that have all recently been laid to new block paving and concrete. A corner area planted with mature bushes and plants and maintained by the communal gardeners at present is also on the deeds to this property.



## 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.

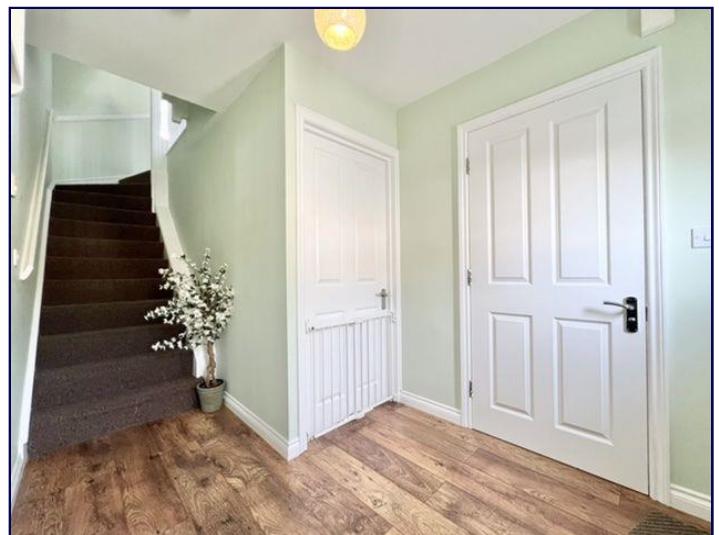
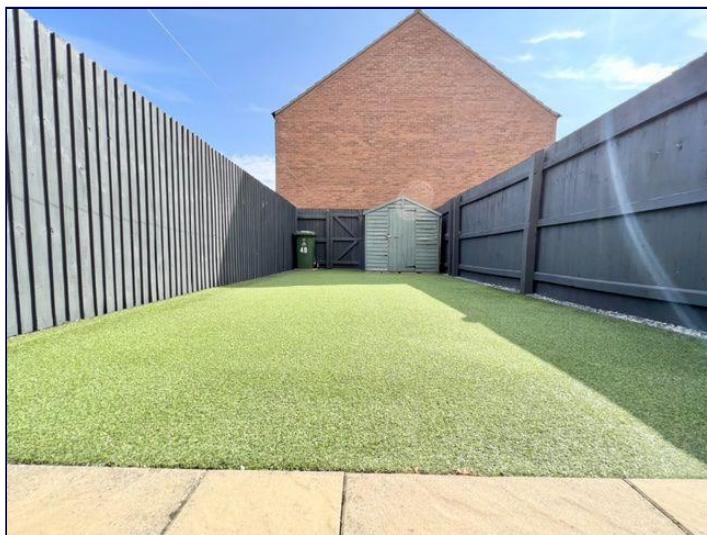
## Viewings

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

## Council Tax Information

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





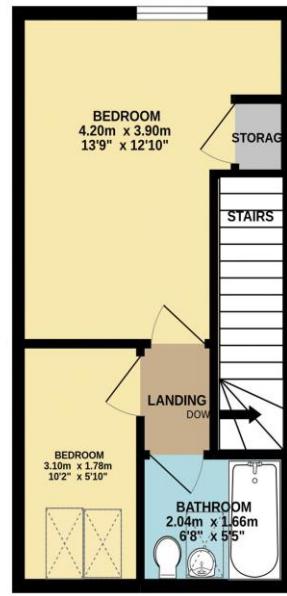
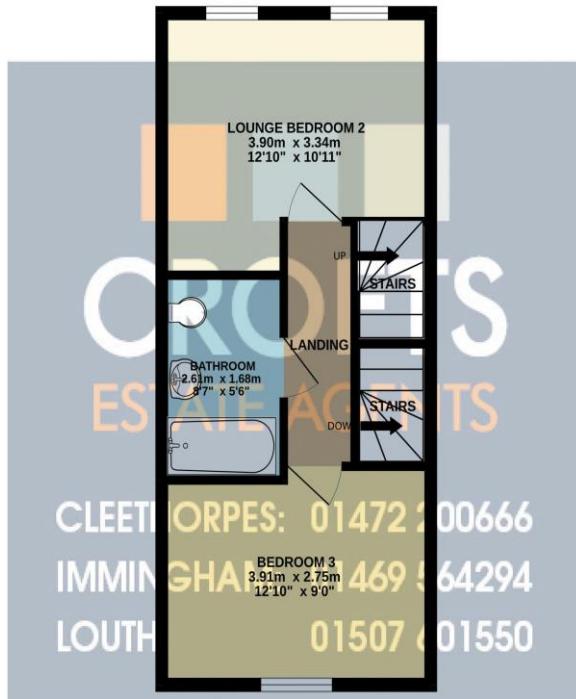
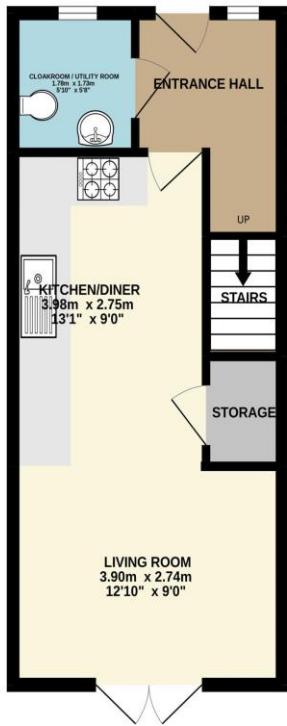
**OPEN 7 DAYS A WEEK**

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)

GROUND FLOOR  
32.6 sq.m. (350 sq.ft.) approx.

1ST FLOOR  
32.6 sq.m. (350 sq.ft.) approx.

2ND FLOOR  
27.8 sq.m. (299 sq.ft.) approx.



TOTAL FLOOR AREA : 92.9 sq.m. (1000 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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