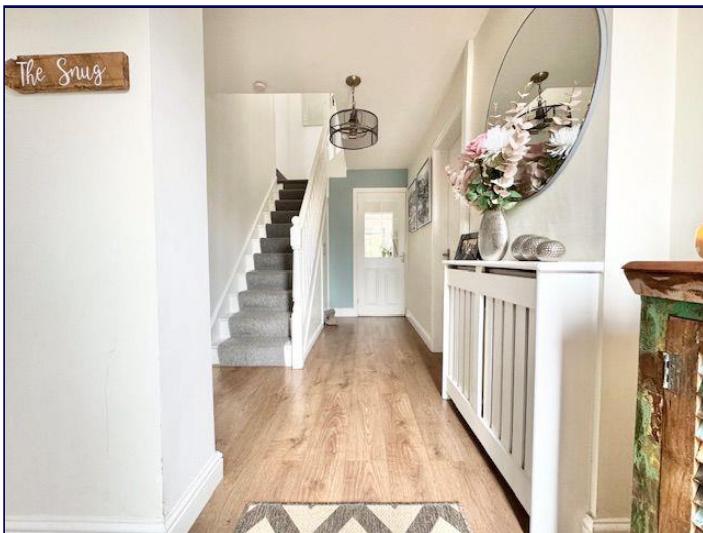




30 Grainsby Avenue
Cleethorpes
DN35 9PA

Offers in the Region Of
£320,000

Set on a tenth of an acre in a increasingly popular and established area of Cleethorpes is this superbly appointed and extended four bedroom detached house. Situated close to excellent schooling at junior and senior level, close to bus routes and amenities and of course Cleethorpes centre and the promenade, this property screams perfect family home! Internally the property ticks all of the boxes for modern living with an open plan kitchen breakfast dining living area, utility room and cloakroom, large entrance hall, very spacious lounge diner and either a fourth bedroom or a snug to the ground floor. Upstairs theres a super master suite for mum and dad with dressing room and bathroom to go with the double room whilst two further good double rooms and a stunning shower room make up the rest. Outside to the private rear there is extensive patio area, pagoda and brick outbuilding whilst the front can easily play host to four cars or if needed camper or caravan. A must see to be fully appreciated!



Entrance hall

15' 10" x 7' 5" (4.82m x 2.27m)

A large entrance hall has modern uPVC composite front door with frosted panel and side window, wood laminate flooring, two tone decor, radiator with cover and pendant light.

Lounge diner

19' 6" x 13' 7" (5.94m x 4.13m)

A large room which could easily host both lounging and dining has floating curved uPVC bay to the front with blinds, sliding door and full length window with blinds on to the rear concrete patio, wood laminate flooring, two tone stylish decor to coving, stone fireplace with log burner inset into it, pendant light, wall lights and two radiators.

Kitchen breakfast diner

10' 0" x 19' 7" (3.05m x 5.97m)

A good sized area which is part of the extension to the rear of the house is open plan to a seated living area. The kitchen has grey green wall and base units with complimentary work tops and splash back returns over, one and a half sink drainer, five ring gas hob with extractor, oven grill, low level integral fridge and dish washer. breakfast bar and space for a dining table. The room has two uPVC windows and blinds, uPVC French doors to the rear with blinds, grey decor, ten down lights, two radiators and wood effect vinyl flooring.

Living area

9' 1" x 8' 4" (2.77m x 2.53m)

Open plan to the kitchen breakfast diner, the living area wood effect vinyl floor, grey decor and wall lights.

Utility room

10' 4" x 8' 3" (3.16m x 2.52m)

An L shaped utility has work top with plumbing and space for washing machine and dryer, there is also the boiler in here, built in storage, white decor, grey wood effect vinyl floor, ceiling light and uPVC window to the side.

Cloakroom

3' 5" x 4' 8" (1.03m x 1.43m)

Coming off the utility the cloakroom provides good relief to the ground floor and has white WC and sink, grey splash back tiling, white decor, frosted uPVC window, grey wood effect vinyl floor and ceiling light.

Bedroom Four / Snug

13' 11" x 8' 5" (4.24m x 2.56m)

The converted garage is either an extra ground floor reception room or bedroom for teenager or such likes. A good sized room with two uPVC windows with blinds, wood laminate flooring, radiator, cream decor and down lights.

Stairs and landing

The stairs and landing have neutral carpet, white decor, storage cupboard, loft access and pendant light.

Bedroom One

13' 9" x 8' 3" (4.18m x 2.51m)

A good sized bedroom has uPVC window to the front with blind, grey and white decor, radiator and six down lights.

En suite

5' 5" x 8' 1" (1.66m x 2.46m)

A good sized en suite has bath and shower plus vanity sink and WC, the room has grey aqua boarded walls, grey decor, grey vinyl floor, frosted uPVC window and blind, three down lights, extractor and radiator.

Bedroom Two

11' 0" x 12' 8" (3.35m x 3.87m)

A large double bedroom with cream decor to coving and new light brown carpet. The room has uPVC window to the front with blind, six down lights and radiator.

Bedroom Three

8' 3" x 11' 10" (2.51m x 3.61m)

Another double bedroom has pleasant decor to coving with light brown carpet, uPVC window to the rear with blind, four down lights and radiator.

Family Shower room

5' 4" x 7' 10" (1.63m x 2.38m)

The family shower room has large walk in low threshold shower tray with glass screen, white sink and matching WC, grey tiled walls and floor with light grey aqua boarding to the shower area. The room has frosted uPVC window with blind, chrome towel radiator, extractor and down lights.

Rear garden

A private, secure and enclosed rear garden has tall privet hedge screening to the majority of the boundary with gate access to the front. There is a brick outbuilding pagoda with covered patio, concrete patio, lawned area then an extensive slab patio to the rear of the house with raised timber built pond to one end.

Front garden and parking

A large frontage to the property which is laid to concrete, block paving and gravel offers extensive parking for multiple vehicles whilst providing an asthetic look. The front has an open driveway with low wall to the perimeter, landscaped planting with gate to the rear garden.

Outbuilding

A brick outbuilding to the side of the property has power and light with door and singl glazed window.



Tenure

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

Services

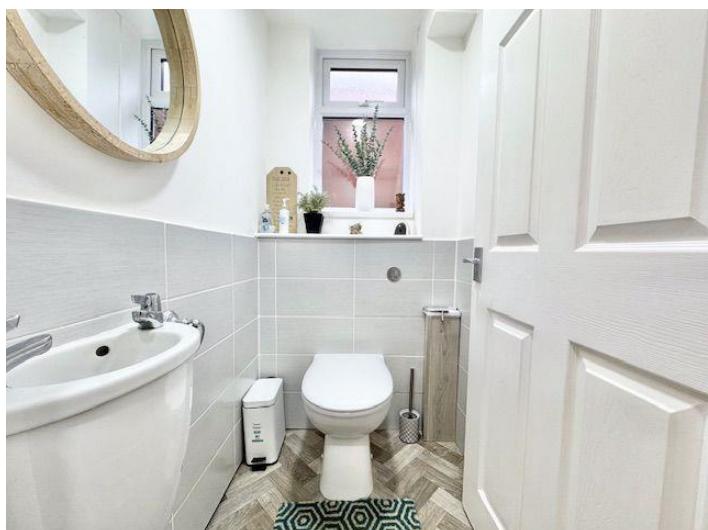
All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Viewings

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

Council Tax Information

Band D: 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)

GROUND FLOOR
85.1 sq.m. (916 sq.ft.) approx.

1ST FLOOR
52.1 sq.m. (560 sq.ft.) approx.



TOTAL FLOOR AREA: 137.2 sq.m. (1477 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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