



## Janton Court

Grimsby  
DN36 4LL

Offers in the Region Of £240,000

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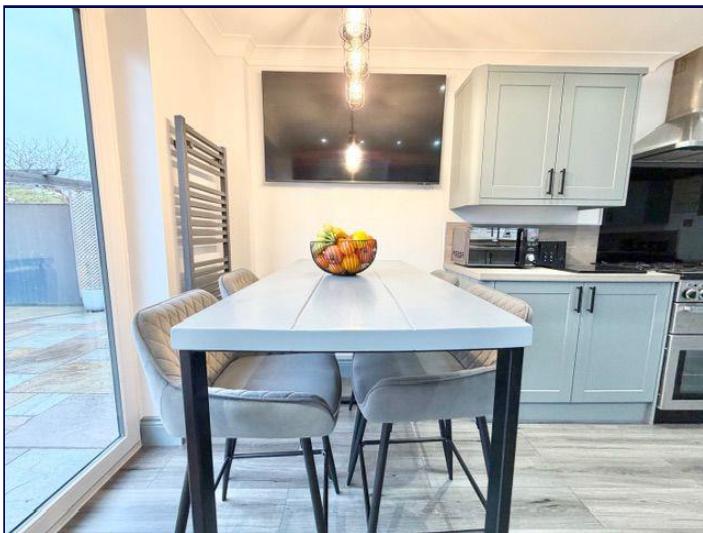
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## Property Introduction

\*A Home to Suit Your Lifestyle\* This stunning four-bedroom semi-detached house offers flexible living accommodation over two floors, perfect for young families, retiring couples, or young professionals. Immaculately presented, this property boasts a stunning kitchen diner fitted in 2024, a spacious lounge, and a ground floor family bathroom with separate shower. The accommodation is arranged with two ground floor bedrooms, ideal for use as reception rooms if preferred, and two first floor bedrooms, including a master suite with en-suite shower room. The property also features a purpose-built detached brick garage in the rear garden, furnished as a luxury office with kitchen area, toilet, shower facilities, and elevated storage. The exterior is equally impressive, with off-road parking for three cars on a paved gravel driveway and a low-maintenance rear garden featuring secure fencing, astro grass, and raised beds. Located in a peaceful cul-de-sac, this property offers the perfect blend of comfort, style, and practicality. Whether you're looking to grow your family, enjoy retirement, or invest in a professional hub, this property ticks all the boxes. Schedule a viewing today and make it yours! Would you like to know more about the local area or arrange a viewing?

### Entrance hall

8' 11" x 10' 3" (2.71m x 3.13m)

Entered through a small covered porch through a uPVC composite frosted door from the side of the house into generously sized entrance hall with vinyl wood effect flooring, pebble grey decor to

coving, uPVC window with plantation shutters, radiator with cover, feature gold wood effect wall and pendant light.

### Lounge

16' 8" x 10' 8" (5.07m x 3.25m)

Spacious lounge with pop out floating uPVC bay window with plantation shutters, feature wood fireplace with gas fire, black stone inset and hearth, grey carpet, off white decor with orange feature wall to coving, radiator, pendant light and two wall lights.

### Kitchen diner

17' 0" x 11' 5" (5.18m x 3.48m)

A superb luxury kitchen dining room was fitted in 2024 and offers a generous range of matte blue wall and base units to three sides of the room with matching grey work tops and splash backs plus black one and a half sink drainer over. The room has an integral dishwasher, housing for both washing machine and dryer, space for large range cooker with extractor over and space for large fridge freezer. The room has neutral decor to coving, wood effect vinyl floor, two vertical grey radiators, uPVC window with plantation shutters, full length window and sliding door to the rear garden, space for dining table, pendant light and 16 down lights.

### Bedroom three / Reception room

12' 6" x 10' 8" (3.82m x 3.26m)

The current formal dining room was once the main bedroom and has fitted sliding mirrored wardrobes to one side of the room with

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uPVC French doors and two windows to the rear garden. The room has white decor with feature blue wall to coving, radiator and pendant light.

#### **Bedroom four / Reception room**

10' 6" x 10' 3" (3.19m x 3.13m)

Currently used as a hobbies room, this room is flexible in its potential use including bedroom or study. The room has uPVC window to the front with wooden slatted blind, white decor with blue feature wall to coving, wood effect vinyl flooring, pendant light and radiator.

#### **Family Bathroom**

9' 7" x 7' 0" (2.92m x 2.13m)

The good sized family bathroom is to the ground floor and has free standing oval shaped bath, square corner enclosed shower with a glass screen and doors, aqua boarded splash backs, WC and double vanity sink with circular basins, uPVC frosted window and plantation shutters, light grey wood effect tiled floor, 8 down lights, extractor and grey vertical towel radiator.

#### **Stairs and landing**

Turning 180 degrees with grey carpet and off white decor and pendant light,

#### **Bedroom One**

17' 1" x 10' 9" (5.20m x 3.27m)

A good sized main bedroom has fitted wardrobes with sliding doors, uPVC window with plantation shutters, grey carpet, off white decor and grey feature wall with coving, radiator, ceiling light and eaves storage.

#### **En suite**

7' 0" x 4' 1" (2.13m x 1.25m)

A neat en suite shower room has corner enclosed shower with splash back boarding, vanity sink and WC, grey panelled walls, grey vinyl floor, three down lights and extractor.

#### **Bedroom 2**

13' 3" x 10' 3" (4.04m x 3.13m)

A good sized bedroom on the first floor has uPVC window and plantation shutters, grey decor with coving, grey carpet, radiator and pendant light.

#### **Office**

12' 1" x 7' 10" (3.68m x 2.40m)

The office which is purpose built in the space of a former garage has insulate concrete base and pitched roof and is currently in the process of having retrospective planning. The room has small kitchenette with sink, storage, mezonet level for storage with access steps and has its own boiler, the room has two uPVC windows with plantation shutters, uPVC frosted door and two Velux windows with plantation shutters, down lights and radiator.

#### **Office shower room**

3' 7" x 7' 10" (1.10m x 2.40m)

Perfect for after work, the shower room has vanity sink and WC for convenience and enclosed shower with glass doors. The room has aqua board splash backs, four down lights, vertical grey towel radiator, uPVC frosted window with plantation shutters, grey click flooring and shaver point.

#### **Front garden and parking**

The front of the building has good curb appeal with open fronted driveway laid with panda gravel and block paving to the fenced rear garden with gate to access. The front and side offers parking for approximately 3 cars.

#### **Rear garden**

The rear garden is also low maintenance with it all being laid to neat stone slabs, with a concrete corner area covered by a pergola and a astro turfed area to the rear of the dining room which has a raised bed plus low fence which is an ideal area for young children or pets. The rear garden is enclosed with tall timber fencing with gate to the front and a coupe of gravel border areas. A lean to timber shed is attached to the back of the office.



GROUND FLOOR  
84.8 sq.m. (912 sq.ft.) approx.

1ST FLOOR  
40.2 sq.m. (433 sq.ft.) approx.



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TOTAL FLOOR AREA: 124.9 sq.m. (1345 sq.ft.) approx.  
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