

The Proactive Agent

The Largest Independent Auction, Estate & Letting Agency in the Region



12 Tilling Lane Grimsby North East Lincolnshire DN33 3TS

DDM Residential - The Proactive Agent is pleased to offer to the open market this substantial well presented family home situated on a private no through road.

Asking Price : £260,000

EPC RATING : B



Further information and viewings: DDM Residential - Grimsby Office - 01472 358671

□ 12a George Street
Barton DN18 5ES
Tel: 01652 661166
e: barton@

□ 72 Wrawby Street
Brigg DN20 8JE
Tel: 01652 653666
e: brigg@

□ 9 Church Street
Gainsborough DN21 2JJ
Tel: 01427 616161
e: gainsborough@

□ 25 Osborne Street
Grimsby DN31 1EY
Tel: 01472 358671
e: grimsby@

□ 46 Oswald Road
Scunthorpe DN15 7PQ
Tel: 01724 868168
e: scunthorpe@

□ Fine & Country
Barton & Brigg 237 666
Grimsby 867 880
Scunthorpe 304 999

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d dmresidential.co.uk e-mail: info@ddmresidential.co.uk

GW Time Limited Registered Office 46 Oswald Road Scunthorpe North Lincolnshire DN15 7PQ Registered in England No. 3844565



DESCRIPTION

Built by Cyden Homes internal inspection is essential to appreciate the open plan lounge and extensively fitted kitchen with island which overlooks the garden through French doors with matching side panels. There is a separate dining room/study and a dual aspect sitting room. The ground floor is completed by a utility and cloakroom. The bright and spacious landing serves four good sized bedrooms including two with en-suite shower rooms and there is a family bathroom. Having off road parking, detached garage and private enclosed Astro turfed rear garden with attractive patio and decked area. Viewing essential to fully appreciate this stunning executive family home.

ACCOMMODATION

ENTRANCE HALL

Composite entrance door, radiator, cloak hanging space, coving, glazed door to:

DINING ROOM

12' 5" x 7' 0" (3.79m x 2.13m)

Two uPVC double glazed windows to the front aspect, further uPVC double glazed window to the side aspect, neutral fitted carpet, radiator, coving, telephone point.

LOUNGE

21' 0" including entrance hall x 19' 8" (6.41m including entrance hall x 6.00m)

Neutral fitted carpet, uPVC double glazed window to the side aspect, coving, solid wood balustraded staircase to first floor with recess under. French doors to sitting room and squared archway to:

KITCHEN

17' 11" x 13' 3" (5.47m x 4.03m)

Extensive range of cream gloss finish base and wall mounted units with complementary work surfaces incorporating a one and a half bowl sink and drainer with mixer tap, stone effect splashback tiling, recessed wine racks, island with matching range of units and drawers and complementary work surfaces, built in dishwasher, space for American style fridge freezer with cupboard over, two uPVC double glazed windows to the side aspect, TV aerial point, slate effect tiled floor, inset ceiling spot lights, radiator, uPVC double glazed French doors with matching side panels to the rear garden.

UTILITY

uPVC double glazed window to the side aspect, range of cream fronted units with complementary work surfaces, space and plumbing for appliances, radiator, slate effect tiled floor.

CLOAKROOM

uPVC double glazed window to the side aspect, slate effect tiled floor, corner wash hand basin with attractive splashback tiling, push button wc, radiator.

SITTING ROOM

21' 1" x 12' 3" (6.43m x 3.73m)

Two uPVC double glazed windows to the front aspect, uPVC double glazed patio doors to the rear aspect, coving, two radiators, neutral fitted carpet, wooden over mantel to black gloss electric fire.

LANDING

uPVC double glazed window to the rear aspect, neutral fitted carpet, radiator, loft access.



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BEDROOM 1

14' 6" x 12' 6" (4.42m x 3.81m)

uPVC double glazed window to the front aspect, radiator, coving, built in double wardrobe with sliding mirrored doors, neutral fitted carpet, TV aerial point. Access to: EN-SUITE 12' 7" x 5' 7" (3.83m x 1.70m). uPVC double glazed window to the rear aspect, double shower with folding door, fully tiled walls, inset ceiling spot lights, attractive flooring, matching his and hers sinks on wooden vanity units with central shelving and granite style top, push button wc, mirror fronted corner vanity unit, vertical chrome towel radiator.



BEDROOM 2

11' 11" x 13' 3" (3.62m x 4.05m)

Two uPVC double glazed windows to the side aspect, radiator, neutral fitted carpet and archway to dressing room/office with radiator and further access to: EN-SUITE : Walk in shower with folding screen, attractive tiling, push button wc, vanity unit with wash hand basin, mirror fronted corner vanity unit, uPVC double glazed window, attractive flooring and vertical chrome towel radiator.

BEDROOM 3

11' 1" x 11' 0" (3.38m x 3.35m)

uPVC double glazed window to the side aspect, TV aerial point, neutral fitted carpet, radiator.

BEDROOM 4

11' 1" x 8' 0" (3.39m x 2.45m)

uPVC double glazed window to the front aspect, radiator, TV aerial point, fitted wardrobes.



BATHROOM

Panelled bath with shower attachment, stone effect splashback tiling with border, vanity unit with wash hand basin, push button wc, attractive flooring, uPVC double glazed window to the side aspect, mirror fronted vanity unit and vertical chrome towel radiator.

EXTERNALLY

The property is fronted by an attractive low maintenance wrought iron rail enclosed garden with wrought iron entrance gate. A driveway leads to a single garage with up and over door, power and light. To the rear of the property there is a private, fence enclosed Astro turfed garden with raised deck, stone patio, outside tap, rear access gate and door into the garage.

ESTATE AGENTS ACT 1979

The owners of this property are related to an employee of DDM Residential.



REF: GY16/108

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Ground Floor
Approx. 913.7 sq. Met.



First Floor
Approx. 871.4 sq. Met.



Total area: approx. 1815.1 sq. feet



The distinctive name of DDM (Dickinson Davy & Markham) has enjoyed a reputation for selling the region's top property for nearly 120 years.

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Unique Property Styles + Period Style Property
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Council Tax: To confirm council tax banding for this property please contact the local authority or view the website www.voa.gov.uk/cti

Tenure: Freehold, Leasehold or Commonhold. It is important that prospective purchasers seek confirmation from their solicitors regarding the tenure.

IMPORTANT Offer Procedure: Before contacting a Mortgage Advisor you should make the offer to the branch dealing with the sale. Any delay may result in the sale being agreed to another purchaser. Under the Estate Agency Act 1991 you will be required to provide us with financial information in order to verify your position, before we can recommend your offer to the vendor. We will also require proof of identification in order to adhere to Money Laundering Regulations. DDM Financial can be contacted for no obligation mortgage advice on 0845 4 599 499.

IMPORTANT Note to Purchasers: DDM Residential on their behalf and for the sellers of this property whose agents they are, give notice that 1/ these particulars are intended to be a general outline only for guidance of the prospective purchasers and do not constitute part of any contract 2/ all descriptions, dimensions, references to condition and necessary permissions for use and occupation and any other details are given in good faith and are believed to be correct and have been approved by the vendor, however intending purchasers should not rely upon them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3/ no persons employed by DDM Residential has any authority to make or give any representation or warranty in relation to this property and no electrical or gas installations whether included or to be sold as additional items by the vendor have been tested by the vendor or their agents. 4/ nothing in these particulars, including photographs, is intended to imply that any carpets or curtains, furniture or fittings, electrical or gas appliances whether or not wired or plumbed in, or any other fixtures not expressly included as part of the property are offered for sale. Certain items may be purchased under separate negotiation.

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