

ARGYLE

ESTATE AGENTS



34 Littlefield Lane, Grimsby DN34 4PA
£170,000

Key Features:

- Traditional Semi Detached Property
- Close To Grimsby Town Centre
- Spacious & Well Presented Accommodation
- Extended Rear Living Room
- Kitchen Diner, Cloakroom/WC
- Bay Fronted Dining/Living Room
- Three Bedrooms, Bathroom, Separate WC
- Gas Central Heating, uPVC Double Glazing
- Security Alarm System
- Well Maintained Gardens
- Driveway, Detached Garage

This attractive bay fronted 1930's built semi detached home offers good sized family living accommodation, set in well maintained gardens with driveway and detached garage. Located in this well established area of Grimsby, close to local shops and within easy reach of the town centre. Internally the property offers well presented accommodation with some classic features, and high ceilings throughout. Comprising entrance hall with cloakroom/wc, bay fronted dining/living room, a well appointed kitchen diner, and a fabulous sized living room at the rear. To the first floor are two double bedrooms, a good sized third bedroom, bathroom, and separate wc. A lovely home...Viewing Highly Recommended.



ENTRANCE HALL

Access via storm porch with uPVC entrance door. A welcoming hallway with return staircase rising to the first floor, and with understairs storage cupboard. Central heating radiator, carpeted floor, and a uPVC window to the front elevation. Original internal doors leading to:-

CLOAKROOM/WC

1.55 X 1.34 (5'1" X 4'5")

Situated off the hallway, providing a low flush wc with concealed cistern, and vanity unit with wash basin and chrome mixer tap. Central heating radiator, laminate flooring, and a uPVC obscure glazed window to the side elevation.

DINING/LIVING ROOM

4.63 X 3.70 (15'2" X 12'2")

With a uPVC bay window to the front elevation, decorative fire surround with cast iron insert incorporating a living flame gas fire, and tiled hearth. Central heating radiator, and carpeted floor.

REAR LIVING ROOM

5.89 X 4.86 (19'4" X 15'11")

Extended from its original size, a very spacious living room featuring a Portuguese limestone fireplace with inset gas fire. With two central heating radiators having decorative covers, and carpeted floor. UPVC windows to the rear elevation and uPVC french doors opening onto the rear garden.

KITCHEN DINER

5.97 X 3.00 (19'7" X 9'10")

A well appointed kitchen fitted with wood effect units and contrasting work surfaces which extends to form a peninsula breakfast bar. Incorporating a resin sink/drainage with chrome mixer tap, built-in electric double oven, and induction hob. Integrated washing machine and dishwasher, and recess for an American style fridge/freezer. Gas central heating boiler housed within wall unit. Plinth heaters. Splashback tiling, and laminate flooring. Central heating radiator. UPVC window to the side and rear elevation, and a uPVC door to the side of the property.

FIRST FLOOR LANDING

With a uPVC glazed window to the side elevation, central heating radiator, and carpeted floor. Access via drop down ladder to the loft space with light.

BEDROOM ONE

4.62 X 3.35 (15'2" X 11'0")

With a uPVC bay window to the front elevation, central heating radiator and carpeted floor. Benefiting from a full range of fitted wardrobes and overbed storage cupboards.

BEDROOM TWO

3.99 X 3.48 (13'1" X 11'5")

A second double bedroom, with a uPVC window to the rear elevation, central heating radiator and carpeted floor. Fitted with a range of wardrobes and coordinating chests.

BEDROOM THREE

3.12 X 2.37 (10'3" X 7'9")

A good sized third bedroom, with a uPVC window to the rear elevation, central heating radiator and carpeted floor. Corner storage cupboard housing the hot water cylinder.

BATHROOM

2.03 X 1.68 (6'8" X 5'6")

A fully tiled bathroom with underfloor heating. Comprising a whirlpool bath with chrome mixer tap and thermostatic shower over, and vanity unit with wash basin and chrome mixer tap. White towel radiator. UPVC obscure glazed window to the front elevation.

SEPARATE WC

1.45 X 0.83 (4'9" X 2'9")

Fitted with a low flush wc having a concealed cistern. Partly tiled walls, tiled floor, and an obscure glazed window to the side elevation.

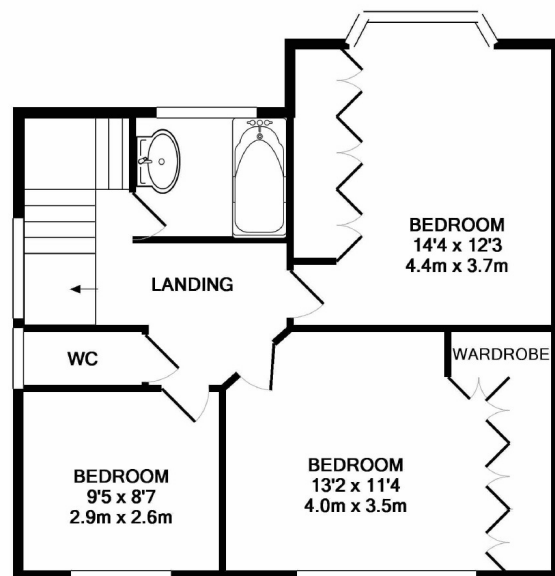
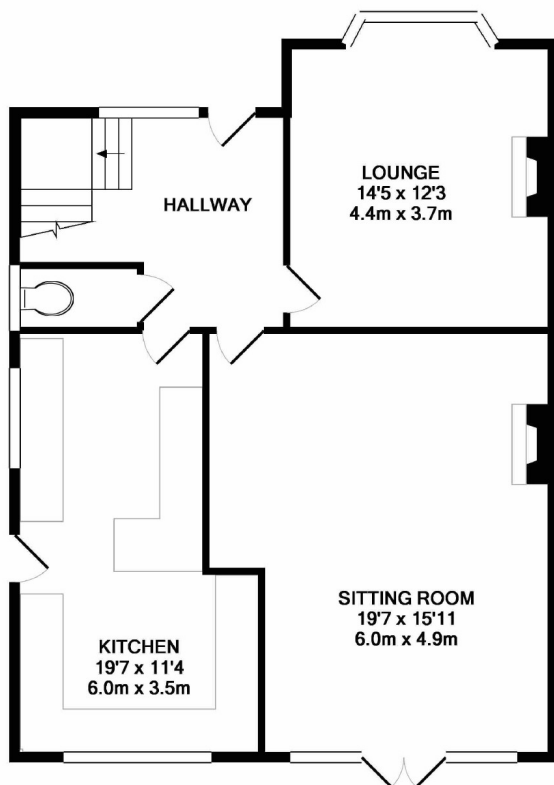
OUTSIDE

Standing in well maintained gardens, the property is approached via a block paved driveway providing off road parking and leading through double wrought iron gates to the detached garage at the rear. A pleasant garden at the rear, with lawn having planted borders, and a paved area with pergola. Raised decked terrace at the very rear ideal for dining and entertaining. Timber shed. Fencing to the boundaries. External power points.

GARAGE

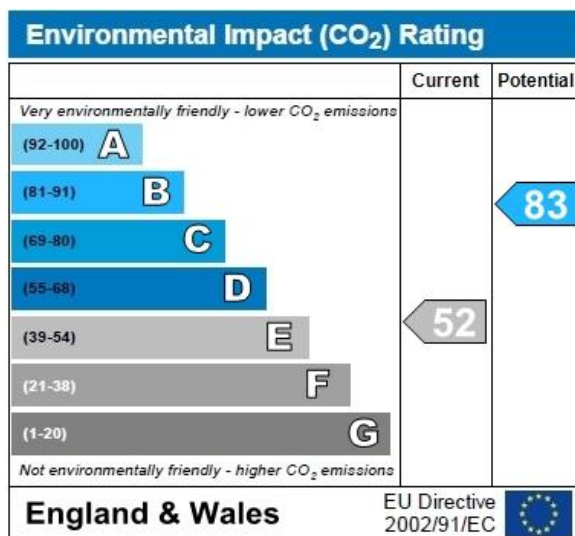
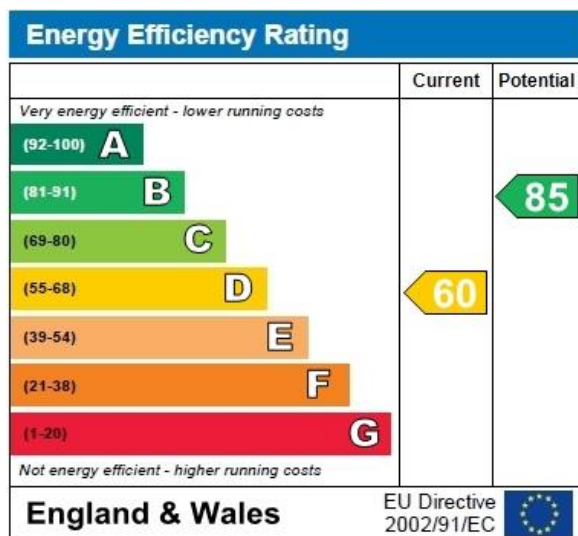
A detached garage with power, light, and security alarm.





TOTAL APPROX. FLOOR AREA 1350 SQ.FT. (125.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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VIEWINGS

By Appointment Only

TENURE

We are advised by the vendor that the property is: Freehold However, prospective purchasers should have the tenure of this property confirmed by a solicitor. Additional Information Local Authority: North East Lincolnshire Council Telephone 01472 313 131
Services: All mains services are available or connected subject to the statutory regulations. we have not tested any heating systems, fixtures, appliances or services.

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