

Pygott & Crone

22 Augusta Close

Grimsby, Lincolnshire, DN34 4TQ

Offers in excess of

£340,000

4 Bedroom Detached House

- Freehold
- Detached Family Home
- 4 Bedrooms
- 2 Bathrooms
- Sought After Grimsby Location
- Spacious Corner Plot
- Driveway & Double Detached Garage
- Conservatory with Air Conditioning Unit
- EPC Rating - C, Council Tax Band - E

Click here to access the Energy Performance Certificate for 22 Augusta Close, Grimsby, Lincolnshire, DN34 4TQ





Overview

A beautifully presented four-bedroom detached family home, ideally situated in a highly sought-after area of Grimsby and occupying a generous corner plot. Well presented throughout, this impressive property offers spacious and versatile living accommodation, perfect for modern family life. Conveniently located close to a wide range of local amenities, well-regarded schools and colleges, and within easy walking distance of Grimsby town centre, the property combines comfort, practicality, and an excellent location.

Internal accommodation briefly comprises: Entrance Hallway, Lounge, Dining Room, Kitchen, Utility and Conservatory. Upstairs are 4 Bedroom, with the master benefiting from En-Suite, and Family Bathroom.

Externally, the home benefits from a substantial driveway providing off-road parking for multiple vehicles, leading to a detached double garage. The property also features uPVC triple glazing throughout, an air conditioning unit in the conservatory, and a new central heating system installed in 2021, ensuring energy efficiency and year-round comfort.

Viewing is essential to fully appreciate the living accommodation on offer.







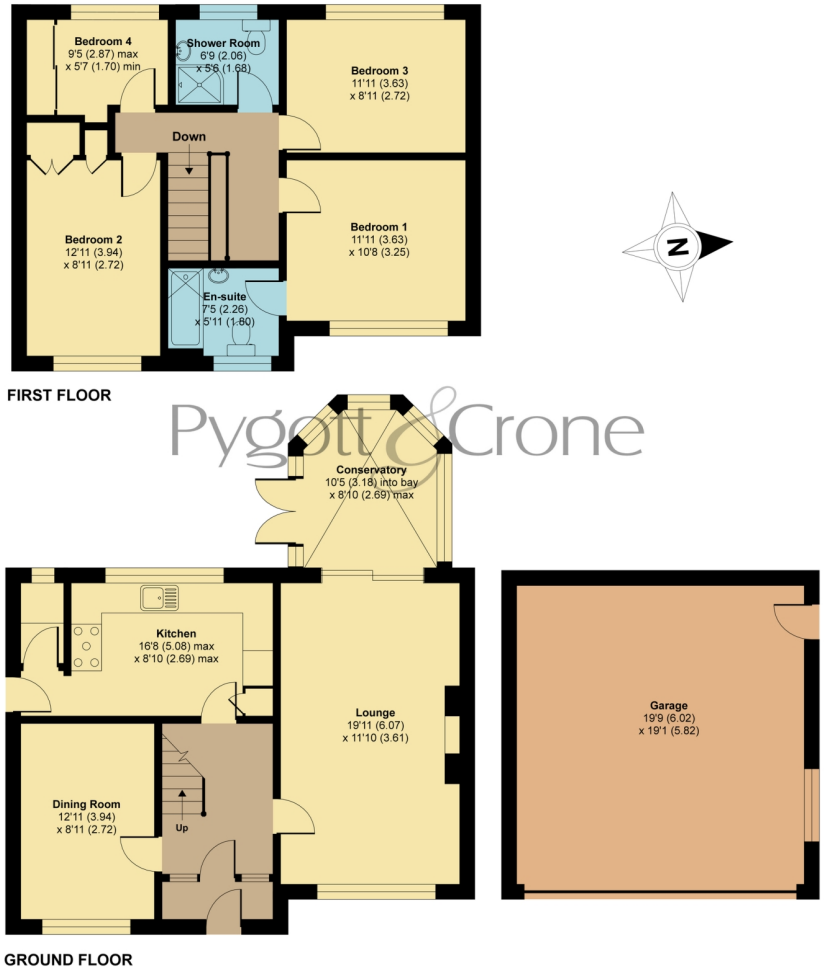






Augusta Close, Grimsby, DN34

Approximate Area = 1331 sq ft / 123.6 sq m
Garage = 376 sq ft / 34.9 sq m
Total = 1707 sq ft / 158.5 sq m
For identification only - Not to scale



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2021. Produced for Pygott & Crone. REF: 749209




Pygott
Crone





Location



Show on Google: schools, doctors, supermarkets, restaurants, railway stations

Mortgage Advice Bureau

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Dave Jolley
Mortgage & Protection Adviser
0330 912 0007

Your home may be repossessed if you do not keep up repayments on your mortgage.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.










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22 Augusta Close, Grimsby
is on the market with our Grimsby branch

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