



Carlton Road, Grimsby, DN34 4PP

TO LET - £725 pcm (£835 Deposit)

CanTERS

Chartered Surveyors

Carlton Road is a quiet and pleasant cul-de-sac, situated off Littlefield Lane, directly within the heart of the Park Ward. The street is well positioned to benefit from easy access to Grimsby town centre, as well as a number of shops, service providers and takeaway restaurants on Cromwell Road/Yarborough Road, Grimsby Town Cricket Club, The Cricketers public house and a variety of schools. A local bus service is available on Littlefield Lane, used by the number 12 route, which links Bradley Park with New Waltham, via Grimsby, Cleethorpes and Humberston. The property is situated on the south western side of Carlton Road, but towards the north western end of the street and enjoys unfettered views to the rear over open grassland.

This **THREE BEDROOMED SEMI -DETACHED HOUSE** offers spacious living accommodation on a good sized plot, additionally comprising an entrance hallway, through-lounge/diner, breakfast kitchen and a bathroom. The property has recently undergone a programme of refurbishment, including the installation of a new electrical circuitry, new carpets, a new bathroom suite and extensive redecoration. The property benefits from uPVC double glazing and gas-fired central heating throughout, including off-road parking for multiple vehicles and a garage.

Entrance Hall	Lobby area, accessed via a uPVC personnel door from the front and providing access to all ground floor rooms. Store cupboard housing the electrical circuitry.
Lounge/Diner	3.95m (max) x 8.15m (max). Through reception room, providing views to the front aspect via a bay window and access to the rear gardens via double uPVC patio doors. Neutral décor, including carpet flooring, wallpapered walls and pendent lighting, in addition to double inset display shelves, wall lights and a decorative feature fireplace.
Breakfast Kitchen	2.17m x 4.17m. Fitted kitchen, providing views to the rear and side aspects, in addition to access to the side aspect via a uPVC personnel door. A range of fitted units, incorporating a 4-ring electric hob and oven, stainless steel sink and drainer, plus space for 2 white goods. Neutral décor, including tile-effect vinyl flooring, white tile splash back and a strip light. Vokera combi boiler and water meter. Under-stair storage cupboard.
Staircase/Landing	Staircase leading from the Entrance Hall and providing access to all first floor rooms, via a central Landing.
Bedroom 1	3.65m x 4.20m. Master bedroom, providing views to the rear aspect and incorporating an element of built-in storage. Neutral décor, including carpet flooring, wallpapered walls and pendent lighting.
Bedroom 2	3.97m x 3.05m. Double bedroom, providing views to the front aspect. Neutral décor, including carpet flooring, wallpapered walls and pendent lighting.
Bedroom 3	2.15m x 2.30m. Single bedroom, providing views to the rear aspect. Neutral décor, including carpet flooring, wallpapered walls and pendent lighting.
Bathroom	1.80m x 1.85m. Family bathroom, providing views to the front aspect and incorporating a WC, basin and bath with shower above. Neutral décor, including vinyl flooring, white tile splash back and a dome light.
Outside	Lawned gardens to the front, incorporating a brick driveway, capable of housing multiple vehicles (parked nose-to-tail), secured, in part, using a mixture of timber fences and hedgerows. Lawned gardens to the rear, incorporating a brick patio, secured using a mixture of timber fences and hedgerows. Timber summerhouse.
Garage	3.17m x 6.40m. Detached brick garage, accessed via the driveway along the southern side of the property. Concrete flooring, a single glazed window and a metal up-and-over door.
Tenancy Details	Available to let on an unfurnished basis, by way of an Assured Shorthold Tenancy (AST) agreement, for a minimum term of 6 months, paying £725 per calendar month. A deposit of £835 will be paid and held in a Deposit Protection Scheme (DPS).

Council Tax Band: 'B'
NB: This can be reviewed by the Local Authority.

EPC Rating: Awaiting Confirmation

FURTHER INFORMATION AND TO VIEW

Viewing by appointment only, contact James Chisholm james@canters.co.uk 01472 356143

Grimsby 12 Town Hall Street, DN31 1HN

Property Inspected: 27/08/2021

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ADDITIONAL PHOTOS & PLANS



Entrance Hallway



Dining Area



Lounge Area



Through Lounge - Diner



Through Lounge - Diner



Kitchen

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ADDITIONAL PHOTOS & PLANS



Master Bedroom



Bedroom 2



Bedroom 3



Family Bathroom



Rear Aspect



Driveway

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ADDITIONAL PHOTOS & PLANS



Front Garden



Rear Garden



Garage



Rear Garden

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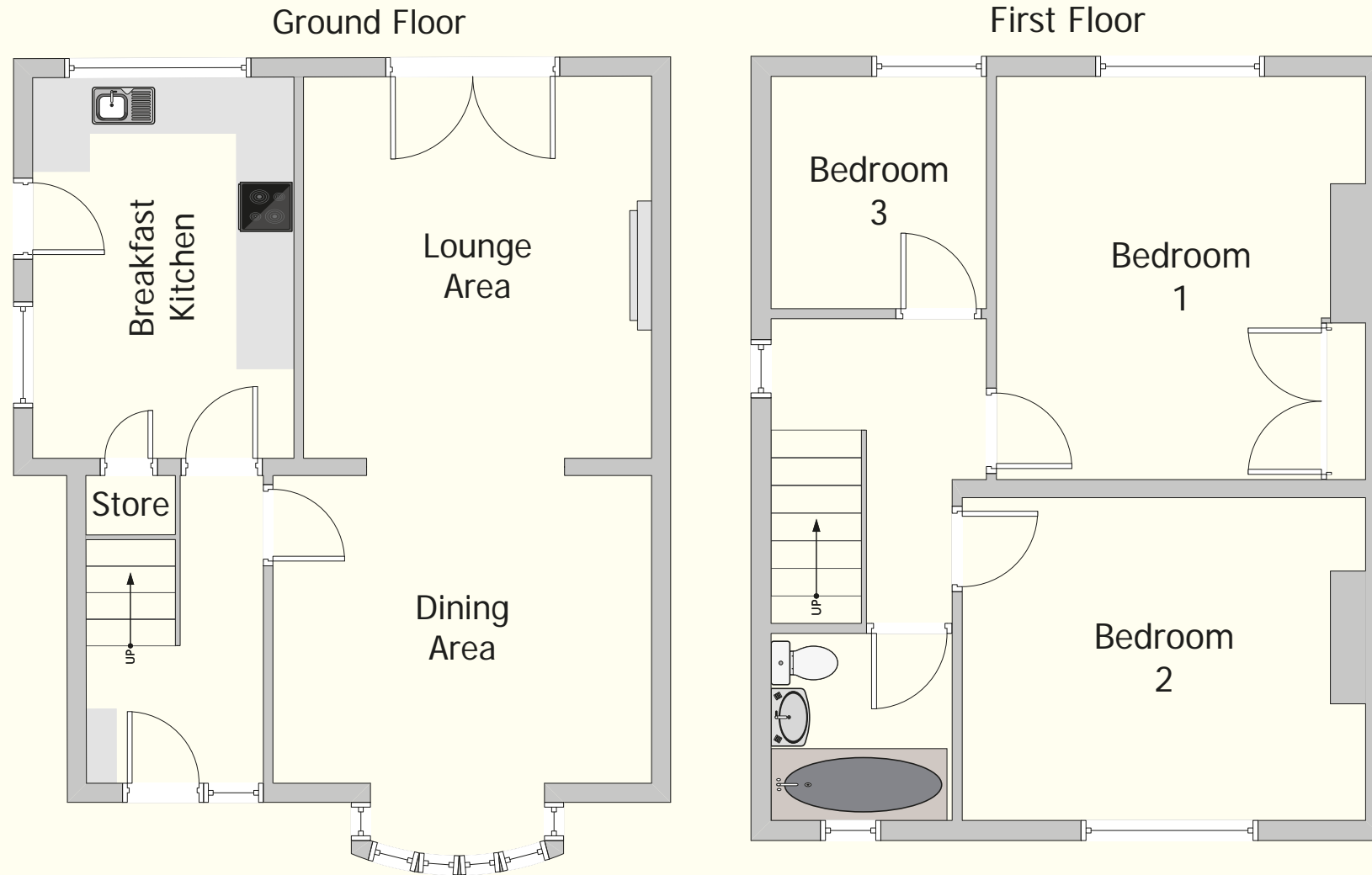
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ADDITIONAL PHOTOS & PLANS

NOTE: The landlord of the property is an employee of the firm



DISCLAIMER: This floor plan is for illustrative purposes only and not to scale; it should not be relied upon for accuracy. The image remains the intellectual property of Canters and should not be reproduced without consent.

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