



**11 Felstead Road, Grimsby, DN34 4EU**  
**£150,000**

## Key Features:

- Fully Refurbished Three Bedroom Mid Terrace
- Quiet Cul De Sac Position
- Brand New Kitchen & Bathroom
- Bay Fronted Lounge
- Open Plan Kitchen/Dining Room
- Ground Floor WC/Utility
- Off Road Parking
- Good Sized Rear Garden
- No Forward Chain

Recently refurbished throughout, this spacious three bedroom mid terrace home occupies a quiet cul de sac position in a popular residential area of Grimsby. Completely transformed following a program of extensive modernisation, the property offers smart, neutral accommodation, well suited to first-time buyers and young families.

The entrance hall leads into a bay fronted lounge, while to the rear is a spacious open plan kitchen and dining room. The brand new kitchen is fitted with a contemporary range of units and integrated appliances including an oven, gas hob, fridge/freezer and dishwasher. Beyond, a rear entrance lobby provides access to a useful ground floor WC/utility, with space for laundry appliances.

Upstairs are three bedrooms and a brand new family bathroom, fitted with a pedestal wash basin, WC and bath with shower over.

The refurbishment has included replastering, a full scheme of redecoration and new flooring throughout, together with an updated gas central heating system.

Outside, a driveway to the front provides off-road parking, while the good sized rear garden includes a useful brick-built store/summer house.

Situated off Yarborough Road, the property is conveniently placed for a wide range of local shops and everyday amenities, with schools and Grimsby town centre also within easy reach. Offered for sale with no forward chain.



**LOUNGE**  
13'4" x 11'5" (4.07 x 3.50)

**DINING ROOM**  
12'3" x 10'5" (3.75 x 3.18)

**KITCHEN**  
6'10" x 9'1" (2.09 x 2.79)

**UTILITY/WC**  
8'0" x 5'10" (2.46 x 1.78)

**FIRST FLOOR**

**BEDROOM 1**  
12'3" x 10'10" (3.75 x 3.31)

**BEDROOM 2**  
11'4" x 10'10" (3.47 x 3.31)

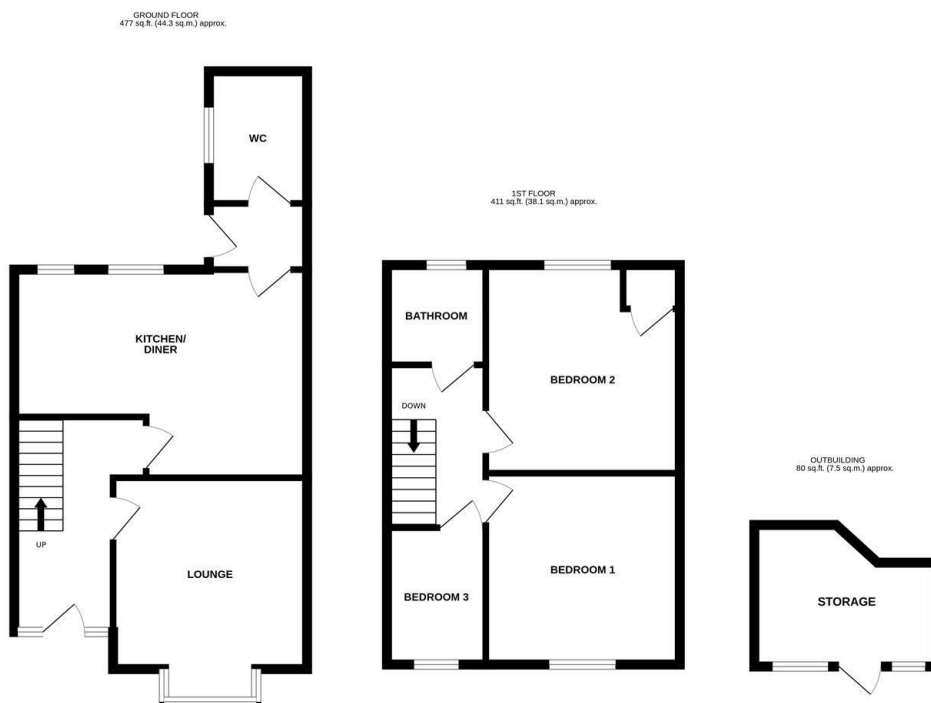
**BEDROOM 3**  
8'2" x 5'10" (2.51 x 1.80)

**BATHROOM**  
5'10" x 5'9" (1.80 x 1.77)

**TENURE**  
FREEHOLD

**COUNCIL TAX BAND**  
A





TOTAL FLOOR AREA: 968 sq.ft. (89.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
Made with Metropix ©2026

| Energy Efficiency Rating                    |         |                            |
|---------------------------------------------|---------|----------------------------|
|                                             | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) <b>A</b>                          |         |                            |
| (81-91) <b>B</b>                            |         |                            |
| (69-80) <b>C</b>                            |         |                            |
| (55-68) <b>D</b>                            |         |                            |
| (39-54) <b>E</b>                            |         |                            |
| (21-38) <b>F</b>                            |         |                            |
| (1-20) <b>G</b>                             |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |

## Viewing

By appointment only.

## Tenure

We are advised by the vendor that the property is: As Above 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.

## DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS

Although we have taken great care to ensure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. Any references to the condition, use or appearance of the property or appliances therein, are made for guidance only, and no warranties are given or implied by this information. It is not the Agents policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries., in order to ensure that any necessary consents have been obtained. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purposes only and are not for any other use but guidance and illustration. The Agents have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore