



Meadow Drive, Healing, DN41 7RU

**FOR SALE - £250,000**

**CanTERS**  
Chartered Surveyors



This is a **THREE BEDROOM, DETACHED BUNGALOW** with integral garage, found within the much sought after and highly desirable village of Healing. The well-planned accommodation, which benefits from Upvc double glazed windows and a gas central heating system, briefly comprises Porch, Hallway, Lounge, Dining Room, Kitchen, Conservatory, Bathroom, Separate WC and Three Bedrooms.

Meadow Drive is situated in close proximity to both the local primary school and Healing Academy, the renowned Healing Manor Hotel, a Royal British Legion, village store and a number of other local amenities. Healing has excellent transport links, benefiting from a regular bus service, a village railway station and close links to the national motorway network.

<b>Porch</b>	Upvc door and matching window.
<b>Hallway</b>	5.10m x 1.8m. Timber entrance door with matching frosted side lights, carpet flooring and storage cupboard. The vendor advises that beneath the carpet is a parquet floor; we have not verified this.
<b>Lounge</b>	4.40m x 3.98m. A large window overlooks the front garden, inset electric fire w/painted wood & tile surround, coving to ceiling, TV aerial point and pendant light.
<b>Dining Room</b>	2.76m x 3.60m. With a window to the rear garden, coving to ceiling and pendant light.
<b>Kitchen</b>	4.61m x 2.72m (max). Well fitted and comprising a range of white handleless wall cupboards and matching base units with contrasting black worktops. A tiled splash back, with inset 1 & ½ bowl sink unit and mixer tap over. Integrated appliances include a Hotpoint double oven, four ring gas hob and extractor hood over, with space for a dishwasher and a washing machine. Freestanding central heating boiler, tile effect vinyl flooring and strip light. A window overlooks the rear garden and a Upvc door leads to the conservatory.
<b>Conservatory</b>	2.49m x 1.70m. With vinyl flooring, Upvc windows and a door providing access to the rear garden.
<b>Bedroom 1</b>	3.63m x 4.32m. Found to the front of the property, with window to the front garden, coving to ceiling, carpet flooring, TV aerial point and pendant light.
<b>Bedroom 2</b>	2.55m x 3.63m. With built-in cupboard, window to the side aspect, carpet flooring and pendant light.
<b>Bedroom 3</b>	2.74m x 2.58m. With window overlooking the rear garden, coving to ceiling, carpet flooring and pendant light.
<b>Bathroom</b>	Fitted with a white suite comprising white paneled bath with Titron Cara shower over and glass screen, pedestal wash hand basin. Fully tiled walls and vinyl tile effect flooring, frosted window to rear.
<b>Separate WC</b>	With low flush WC, frosted window and vinyl tile effect flooring.
<b>Outside</b>	To the front, the property is laid partly to lawn with a range of established shrubs. The concrete driveway, which is accessed via wrought iron gates, leads to the integral garage with up and over door. The enclosed, fenced, rear garden overlooks fields and is laid partly to lawn with decorative stone, paved pathways and a variety of trees, shrubs and plants.
<b>Tenure</b>	We are verbally advised that the property is freehold and we are awaiting formal confirmation from the vendors solicitor.
<b>Council Tax Band:</b>	'C'
<b>NB: This can be reviewed by the Local Authority.</b>	
<b>EPC Rating:</b>	Awaiting Confirmation

#### **FURTHER INFORMATION AND TO VIEW**

Viewing by appointment only, contact Emily Carroll [emily@canters.co.uk](mailto:emily@canters.co.uk) 01472 356143

Grimsby 12 Town Hall Street, DN31 1HN

Property Inspected: 23/02/2024

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## ADDITIONAL PHOTOS & PLANS



Hallway



Lounge



Dining Room



Kitchen



Kitchen



Conservatory

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**ADDITIONAL PHOTOS & PLANS**



Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 2



Bedroom 3



Bathroom

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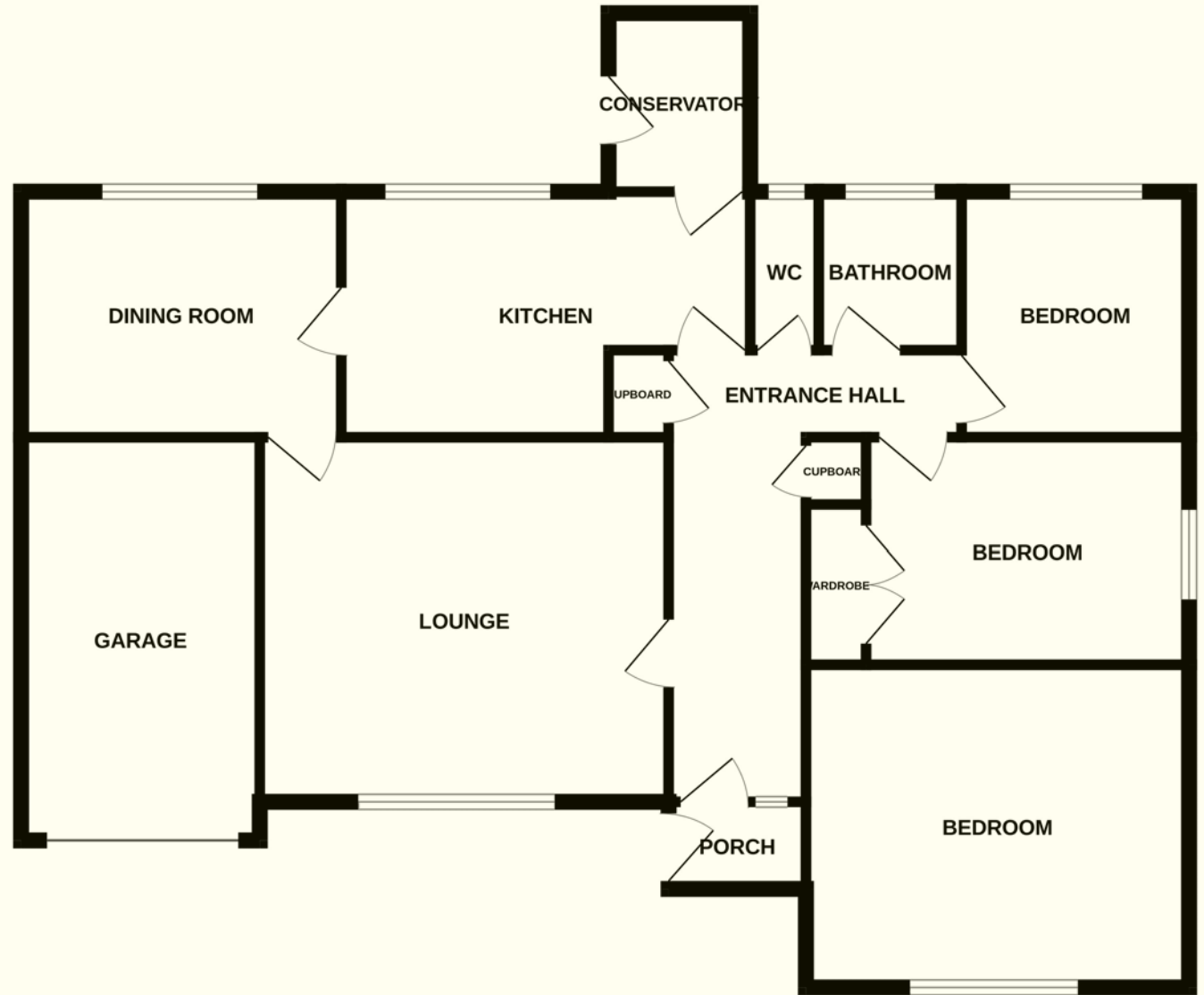
**ADDITIONAL PHOTOS & PLANS**



Rear Garden



Rear Garden



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