



4 Tudor Close Humberston, North East Lincolnshire DN36 4TE

We are delighted to offer for sale this THREE BEDROOM DETACHED BUNGALOW set back within a private red brick cul de sac just off Fieldhouse Road within the popular village of Humberston, close to all local amenities, restaurants and with superb access to Cleethorpes and Grimsby Town centers. The property has been tastefully adapted for disabled access and benefits from gas central heating and uPVC double glazing. The spacious accommodation comprises of; Entrance hallway, living kitchen diner, sunroom, utility room, wet room, lounge, three double bedrooms and family bathroom. Standing on a spacious plot with ample off road parking to the front, detached garage and private rear garden that wraps around the property. Viewing is highly recommended offered to you with NO FORWARD CHAIN.

£299,950

- DETACHED BUNGLOW
- HUMBERSTON VILLAGE LOCATION
- LIVING KITCHEN DINER
- SUN ROOM
- UTILITY ROOM
- LOUNGE
- THREE DOUBLE BEDROOMS
- BATHROOM
- WET ROOM
- NO FORWARD CHAIN



MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

GROUND FLOOR

ENTRANCE

Accessed via a uPVC door with glazed panel and side light window.

HALLWAY

Having uPVC double window to dual aspects, carpeted flooring with built in door mat, coved ceiling and radiator fitted.

LOUNGE

17'0" x 11'8" (5.20 x 3.56)

The lounge has a uPVC double glazed square bay to the front aspect, wood effect laminate flooring, second uPVC window over looking the entrance hall, coved ceiling and radiator. The main focal point is the feature fireplace with wood surround marble hearth and back with inset coal effect gas fire.



LIVING KITCHEN DINER

17'10" x 16'8" (5.46 x 5.09)

Truly the hun of the home with dual aspect uPVC double glazed window creating a light and airy room ideal for entertaining. The kitchen area benefits from a range of cream shaker style wall & base units with contrasting wood effect work surfaces extending to a handy breakfast bar area and tiled splash backs incorporating integrated dishwasher, fridge, freezer, one and a half electric fan assisted ovens, electric hob with stainless steel chimney style extractor hood above and a composite sink and drainer. Finished with tiled flooring, coved ceiling and wall mounted electric fire and radiator. Having ample space for a family lounge area and dining table. Open to the sun room.



LIVING KITCHEN DINER



LIVING KITCHEN DINER



SUN ROOM

9'10" x 7'1" (3.02 x 2.18)

Open from the living kitchen diner with continued tiled flooring, radiator uPVC double glazed windows and door over looking the rear garden.



INNER HALLWAY

Having a uPVC glazed door to the side aspect, vinyl flooring and radiator fitted.

UTILITY ROOM

7'4" x 3'8" (2.25 x 1.13)

Having plumbing for a washing machine, vinyl flooring and uPVC double glazed window to the side aspect.

WET ROOM

7'4" x 3'6" (2.24 x 1.09)

The added addition of the wet room to the property has disabled hand rails, electric shower, wc and hand wash basin, aqua boarding to the walls, vinyl flooring and uPVC double glazed window to the side aspect. Extractor fan and radiator fitted.



BEDROOM ONE

15'0" x 10'0" (4.59 x 3.06)

The master bedroom has a range of fitted wardrobes with over head cupboards, matching dressing table and drawers, wood effect vinyl flooring, coved ceiling, radiator and uPVC double glazed window to the front aspect.



BEDROOM TWO

10'4" x 10'1" (3.17 x 3.08)

The second double bedroom has a uPVC window to the rear, built in wardrobes with sliding doors and matching draw unit, wood effect vinyl flooring, coved ceiling and radiator fitted.



BEDROOM THREE

10'1" x 8'10" (3.08 x 2.71)

The third double bedroom has a uPVC double glazed window to the rear aspect, built in wardrobes with sliding doors, coved ceiling, wood effect vinyl flooring, radiator and loft access to the ceiling. The loft has pull down ladder, partial boarding, light fitted and houses the boiler.



BATHROOM

8'1" x 6'5" (2.48 x 1.98)

Benefiting from a white three piece suite comprising of; Panel bath with mains fed shower over and glazed screen, wc with hidden system and hand wash basin set above a white high gloss unit, further matching unit, fully tiled walls and floor the walls tiles having feature mosaic tiles. Heated towel rail, extractor fan and uPVC double glazed window to the side aspect.



OUTSIDE

GARDEN

The property stands with an open plan front garden which is red brick paved and provides ample off road parking for at least four vehicles. Dual side wooden access gates. Sloped red brick ramp leading to the front door providing disabled access. The private rear garden has fenced boundaries and wraps around three sides of the property which is mostly red brick paved for low maintenance and provides ample space for outside entertaining, electric sun canopy leading from the property. Lawn area with mature shrubs and planting to the borders.



GARDEN



GARDEN



GARDEN



GARDEN



DETACHED GARAGE

24'0" x 10'6" (7.32 x 3.21)

The detached garage is larger than average and has an electric front door and rear uPVC access door. Electric and lighting fitted.

COUNCIL TAX BAND

Council Tax Band D

TENURE - FREEHOLD

We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

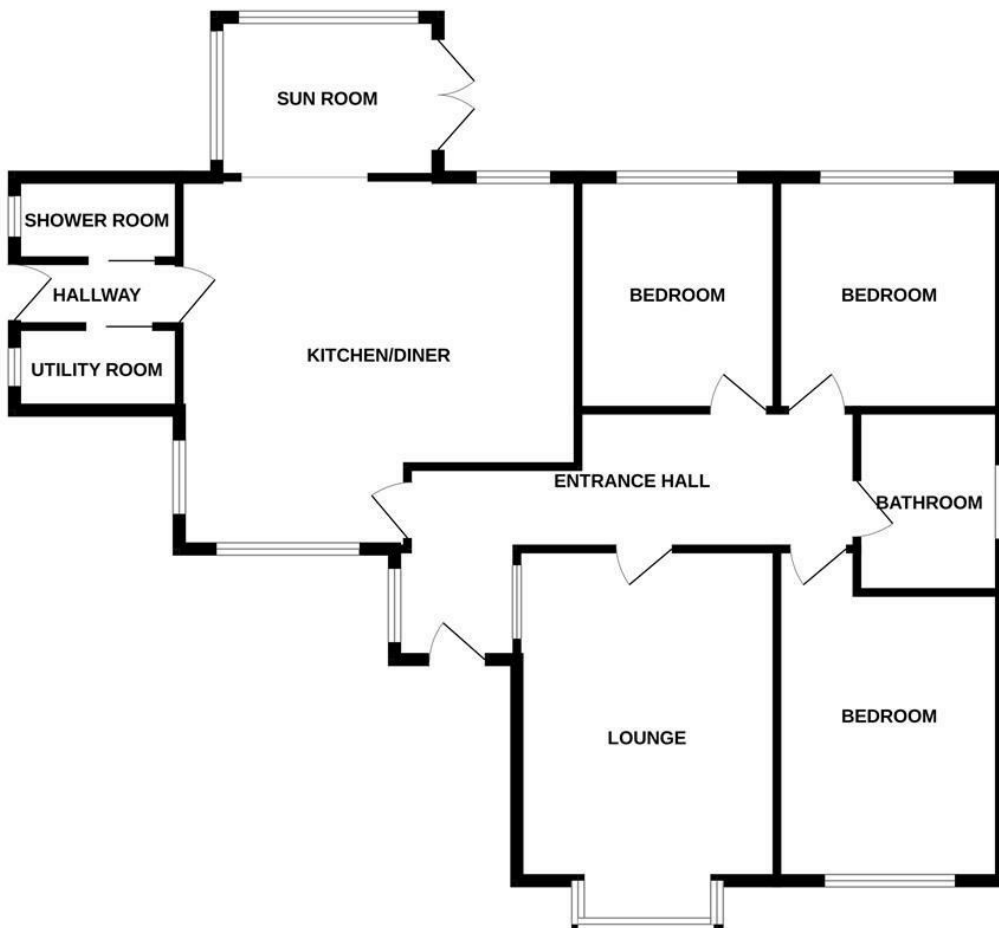
VIEWING ARRANGEMENTS

Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

OPENING TIMES

Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm

GROUND FLOOR



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 errors, 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firm's employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.