



## 26 Swales Road Humberston, North East Lincolnshire DN36 4UQ

Located within this sought after village Humberston with easy access to Cleethorpes Town Centre and Promenade with its abundance of amenities, cafes and restaurants. is this THREE BEDROOM DETACHED BUNGALOW enjoying a good sized plot with large driveway and detached double garage. The accommodation offers :- Entrance Porch, hall, lounge, conservatory, kitchen, three bedrooms, one with en suite shower room and bathroom. Driveway providing off street parking and leading to the DOUBLE GARAGE. The property has gas central heating system and double glazing. Early viewing is considered essential offered for sale with NO FORWARD CHAIN.

**£299,950**

- DETACHED BUNGALOW
- THREE BEDROOMS, ONE WITH EN SUITE SHOWER ROOM
- KITCHEN
- UTILITY ROOM
- CLOAKROOM
- LOUNGE
- CONSERVATORY
- BATHROOM
- DOUBLE DETACHED GARAGE
- NO FORWARD CHAIN



## MEASUREMENTS

All measurements are approximate.

## ACCOMMODATION

### ENTRANCE PORCH

Accessed via uPVC double glazed French door, with uPVC windows and roof, having tiled flooring and uPVC glazed door with side light panel leading to the hallway.

### HALLWAY

Having built in door matt, carpeted flooring, coving to the ceiling, radiator and cloaks/storage cupboard. Loft access to the ceiling with pull down ladder which houses the gas fired boiler.



### KITCHEN

11'11" x 7'11" (3.65 x 2.42)

Benefitting from a range of light front wall and base units with contrasting worksurfaces and tiled splashbacks. Incorporating a gas hob with electric fan assisted oven beneath and extractor hood, composite sink and drainer and ample space for a dishwasher and free standing fridge freezer. Finished with wood effect laminate flooring, radiator and uPVC double glazed window to the front aspect.



### KITCHEN

Additional Photograph



### NEW KITCHEN ILLUSTRATION

Illustration by Wren Kitchen



### UTILITY ROOM

8'6" x 5'9" (2.61 x 1.77)

Having matching units to the kitchen with contrasting work surfaces and tiled splashbacks. Plumbing for an automatic washing machine and space for a tumble dryer. Side composite door leading to the driveway. Wood effect laminate flooring.



### CLOAKS/WC

4'2" x 3'5" (1.28 x 1.05)

Benefitting from a low flush wc and hand wash basin. Radiator. Wood effect laminate flooring and uPVC double glazed window to the side aspect.



### LOUNGE

15'7" x 12'8" (4.76 x 3.88)

Located to the rear of the property with coved ceiling, carpeted flooring, two radiators and uPVC double glazed window over looking the rear garden. Glazed door with side light panels leading into the conservatory.



### LOUNGE

Additional Photograph



### CONSERVATORY

14'10" x 9'7" (4.54 x 2.94)

This added extra room offers an extra lounge area, finished with carpeted flooring and wall heater. French doors leading to the rear garden.



### BEDROOM ONE

15'6" x 11'1" (4.73 x 3.39)

The largest of the three bedrooms has a uPVC double glazed bay window with blinds fitted and benefits from a large range of built in wardrobes with matching drawers and bedside cabinets. Finished with two radiators, carpeted flooring and coving to the ceiling.



### BEDROOM ONE

Additional Photograph



### BEDROOM TWO

10'4" x 10'4" (3.17 x 3.15)

The second double bedroom is to the rear of the property with a uPVC double glazed window having roller blind fitted. Benefitting from a range of built in wardrobes with sliding mirrored doors, carpeted flooring, coved ceiling and radiator. Access door to the en suite shower room.



## BEDROOM TWO

Additional Photograph



## EN SUITE SHOWER ROOM

5'8" x 5'3" (1.73 x 1.61)

Having a three piece suite comprising of shower with glazed screen and tiled splashback, low flush wc and vanity hand wash basin with handy storage cupboard beneath. Finished with part tiled walls, radiator, carpeted flooring and uPVC double glazed window to the side aspect.



## BEDROOM THREE

10'3" x 9'5" (3.14 x 2.88)

Having a uPVC double glazed window to the front aspect with roller blind fitted, carpeted flooring, coving to the ceiling and radiator.



## BATHROOM

6'9" x 5'6" (2.07 x 1.68)

Benefitting from a three piece suite comprising of; Bath, pedestal hand wash basin and low flush wc. Finished with part tiled walls, vinyl flooring and uPVC double glazed window to the side aspect.



## OUTSIDE

## GARDENS

The property sits with an open front garden mainly laid to lawn with mature planting and large red brick paved driveway providing ample off road parking which leads to the detached garage. Mature fruit tree planted and gravelled area. Wooden gate and fence leading to the private rear garden. The rear garden has paved pathways and patio areas ideal for the lazy sunny afternoons, lawn area with mature planting to the borders.



## GARDENS

Additional Photograph



## GARDENS

Additional Photograph



## GARDENS

Additional Photograph



## **GARDENS**

Additional Photograph



## **DETACHED DOUBLE GARAGE**

Having two up and over doors to the front aspect and side access door leading to the garden. Electric and lighting fitted.



## **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.

## **COUNCIL TAX BAND**

Council Tax Band D

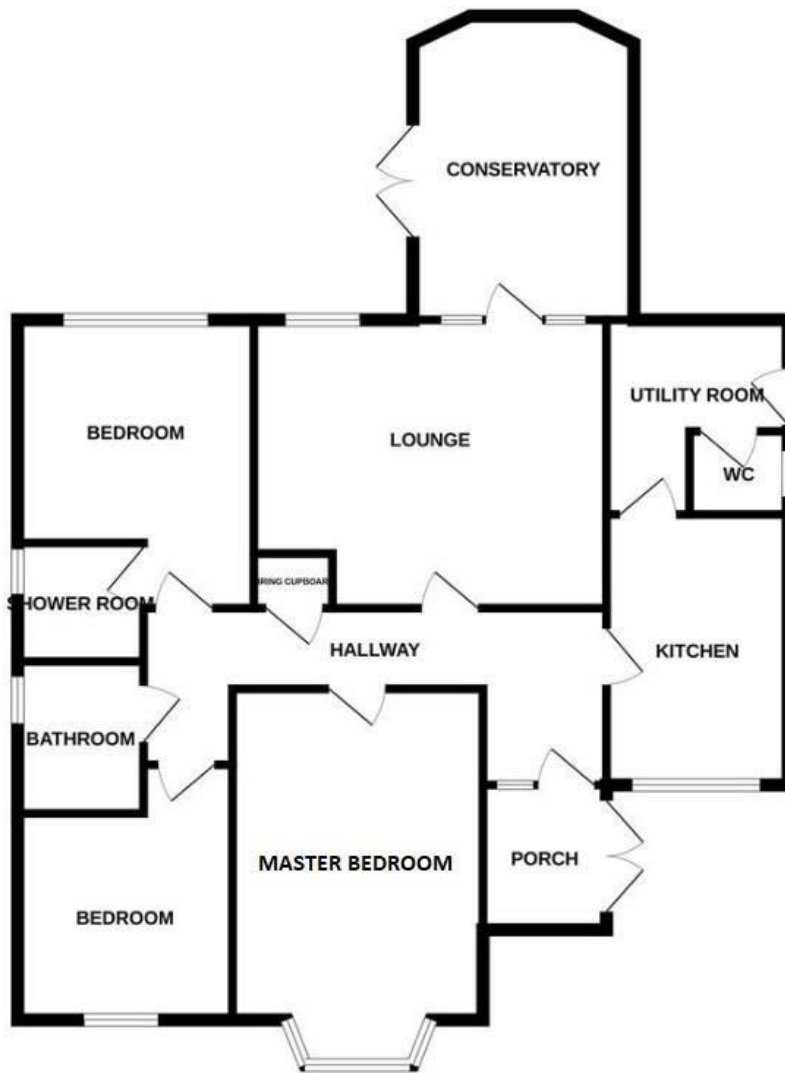
## **VIEWING ARRANGEMENTS**

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			86
(81-91) <b>B</b>		72	
(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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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 environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.