



11 Carlton Avenue Healing, North East Lincolnshire DN41 7PL

Situated within the sought after village Healing having local amenities including shops and well regarded schools, train station, being within easy access of the A180 providing links to the motorway network is this TWO BEDROOM DETACHED BUNGALOW with good sized rear garden. The accommodation offers :- entrance hall, lounge, dining kitchen, two double bedrooms, modern bathroom. Gas central heating system and double glazing. Driveway providing off street parking. Offered with NO FORWARD CHAIN early viewing is highly recommended.

Chain Free £180,000

- SOUGHT AFTER VILLAGE
- DETACHED BUNGALOW
- LOUNGE
- DINING KITCHEN
- TWO BEDROOMS
- MODERN BATHROOM
- DRIVEWAY PROVIDES OFF STREET PARKING
- GAS CENTRAL HEATING SYSTEM
- DOUBLE GLAZING
- NO FORWARD CHAIN



MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

ENTRANCE HALL

Approached via a double glazed entrance door leading into the hall having laminate flooring. Access to loft space, radiator.



LOUNGE

14'9" x 12'4" (4.50m x 3.78m)

Double glazed windows to the side and front. Laminate flooring. Radiator.



LOUNGE

Additional photo



DINING KITCHEN

22'2" x 11'3" (8'3")m (6.77m x 3.45m (2.54m)

Fitted with a range of wall and base units in a cream finish with wood effect work surface incorporating the stainless steel sink unit with mixer tap. tiled splashbacks. Built in appliances include the gas hob with extractor unit over and electric oven, wine cooler. Plumbing for a washing machine. Tiled effect laminate flooring. Double glazed windows to the side and rear. Double glazed door giving access to the rear garden. Two radiators.



DINING KITCHEN

Additional photo



BEDROOM 1

12'4" x 11'3" (3.78m x 3.45m)

Double glazed window to the rear aspect, radiator. Laminate floor.



BEDROOM 2

12'0" x 9'4" (3.66m x 2.86m)

Double glazed window to the front aspect, radiator. Laminate floor. Fitted wardrobes with louvre style doors housing the gas central heating boiler and hot water cylinder.



BATHROOM

Fitted with a modern white suite comprising of bath with shower over and glass screen, wash hand basin and low flush w/c inset into dedicated vanity unit. Double glazed window to the rear. Tiling to the walls with Aquaboard over the bath area. towel radiator in a chrome finish. Tiled floor.



OUTSIDE



GARDENS

The property stands behind a wall with planted beds having established plants and shrubs, a driveway with double timber gates leads to the remainder of the driveway and rear garden. The good sized rear garden has lawned area, established plants, shrubs and trees. Three garden sheds. Boundaries are fenced.



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 C

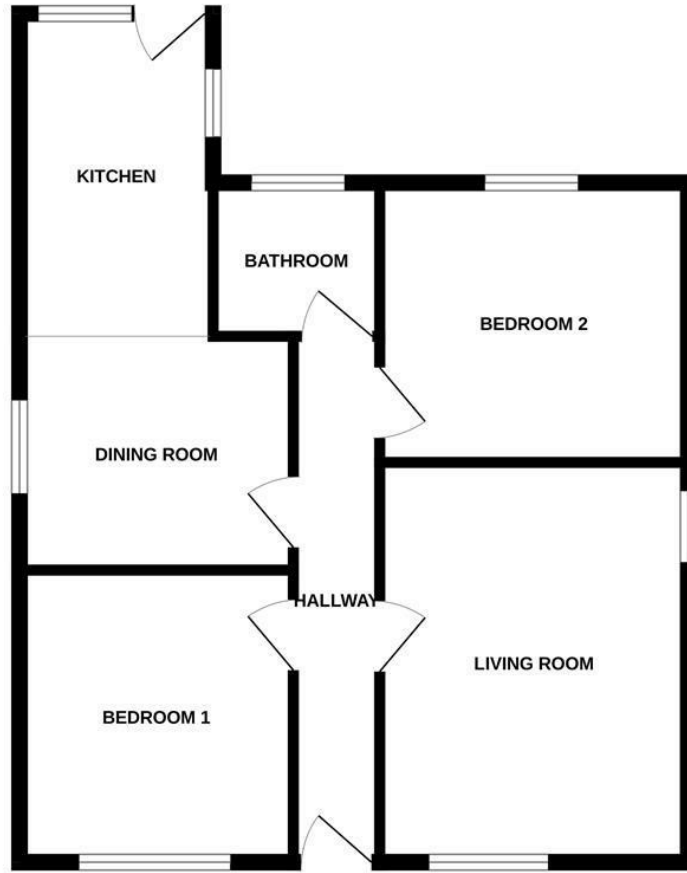
VIEWING ARRANGEMENTS

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 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 ©2024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		64	
(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.