



## 27 Midfield Road Grimsby, North East Lincolnshire DN36 4TH

Offered for sale in the highly sought after location of Humberston, close to all local amenities, bus routes and Cleethorpes sea front is this THREE BEDROOM DETACHED BUNGALOW . The accommodation comprises of; Entrance hallway, lounge, kitchen, dining room, conservatory, three bedrooms and wet room. The property is in need of updating and has a warm air heating system (not tested), solar panels which are owned by the property. The property stands with front and rear gardens, driveway for off road parking and detached garage. Early viewing recommended, offered for sale with no forward chain. FREEHOLD on completion.

**Chain Free £180,000**

- SOUGHT AFTER LOCATION
- DETACHED BUNGALOW
- KITCHEN DINER
- LOUNGE
- CONSERVATORY
- THREE BEDROOMS
- WET ROOM
- FRONT & REAR GARDENS
- NO FORWARD CHAIN
- FREEHOLD ON COMPLETION



## DRAFT DETAILS

PLEASE NOTE THESE ARE DRAFT PARTICULARS AWAITING FINAL APPROVAL FROM THE VENDOR, THEREFORE THE CONTENTS HEREIN MAY BE SUBJECT TO CHANGE AND MUST NOT BE RELIED UPON AS AN ENTIRELY ACCURATE DESCRIPTION OF THE PROPERTY.

## MEASUREMENTS

All measurements are approximate.

## ACCOMMODATION

### ENTRANCE

Accessed via composite glazed door.

### HALLWAY

Having a uPVC double glazed window to the front aspect, carpeted flooring, coved ceiling and radiator.



### LOUNGE

13'8" x 10'10" (4.19 x 3.31)

The lounge is to the front of the property with a uPVC double glazed window and two uPVC double glazed side windows. Finished with carpeted flooring, coved ceiling, radiator and feature brick fireplace with stone hearth and wooden plinth.



### DINING ROOM

10'11" x 9'5" (3.35 x 2.88)

Open to the kitchen with side uPVC double glazed window, carpeted flooring and radiator.



### **KITCHEN DINER**

14'1" x 9'10" (4.31 x 3.01)

The kitchen benefits from a range of wood effect wall and base units, with contrasting work surfaces and incorporates an electric hob and electric fan assisted oven and stainless steel sink and drainer. Ample space for further appliances. uPVC double glazed windows over looking the garden and double doors leading to the conservatory.



### **KITCHEN DINER**

Additional Photograph



### **CONSERVATORY**

9'8" x 7'3" (2.95 x 2.23)

uPVC conservatory with doors leading to the garden.



### **BEDROOM ONE**

12'2" x 11'1" (3.73 x 3.39)

To the front of the property with a uPVC double glazed bay window, carpeted flooring, radiator and a range of built in wardrobes.



## BEDROOM TWO

10'10" x 10'5" (3.31 x 3.20)

Having a uPVC double glazed window to the rear aspect, carpeted flooring and radiator. Built in wardrobes.



## BEDROOM THREE

10'11" x 6'10" (3.34 x 2.10)

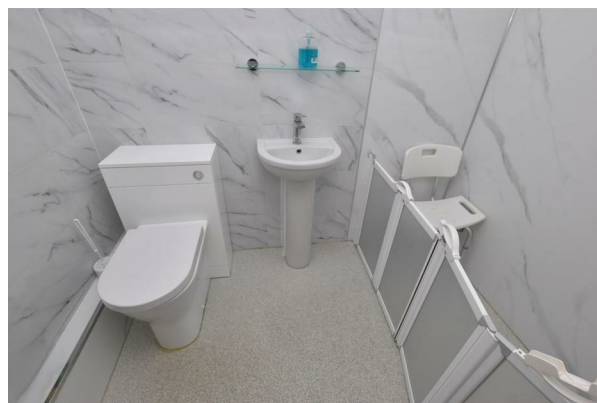
The smaller bedroom has uPVC double glazed window to the side aspect, carpeted flooring and radiator.



## WET ROOM

7'3" x 6'0" (2.23 x 1.84)

Wet room with walk in shower area and concertina modesty door and electric shower fitted, pedestal hand wash basin and low flush wc. Finished with Aqua panelling to the walls and heated rail.



## OUTSIDE

### GARDENS

Having fenced boundaries to the front with wooden entrance gates leading to the driveway and onto the detached garage. Mature planting to the front garden. the rear garden is mainly laid to lawn with raised boarder which have mature planting, fenced boundaries and paved patio area.



## **GARDENS**

Additional Photograph



## **GARDENS**

Additional Photograph



## **GARDENS**

Additional Photograph



## **GARAGE**

Up and over door to the front.

## **COUNCIL TAX BAND**

Council Tax Band C

## **TENURE - FREEHOLD**

We are informed by the seller they will make the property FREEHOLD on completion.

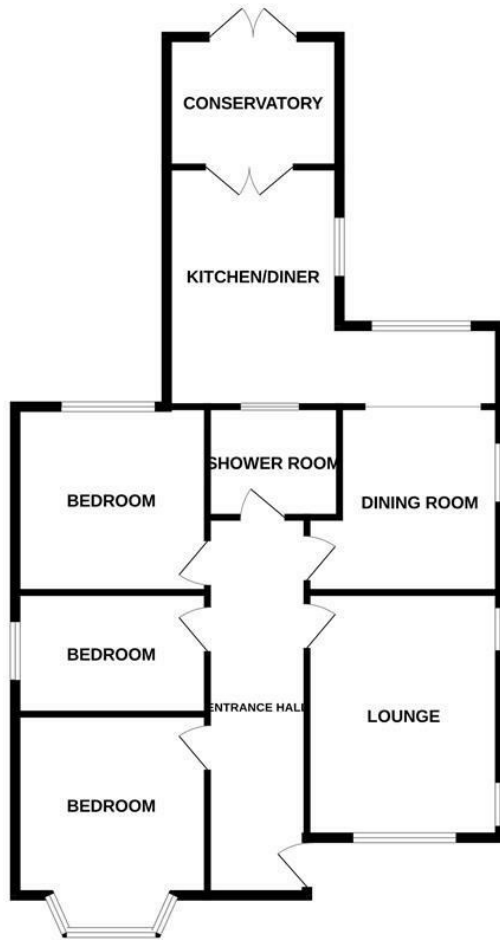
## **VIEWING ARRANGEMENTS**

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.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>94</b>
(81-91) <b>B</b>		<b>71</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			
<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 firms 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.