



## 5a Carlton Road Healing, North East Lincolnshire DN41 7PN

We are delighted to offer for sale this five-bedroom detached family home in the sought-after village of Healing boasts fantastic commuting links to the motorway, Humber bank, and highly regarded schooling. The property features UPVC double glazing, central heating, and a spacious layout comprising a welcoming reception hallway, kitchen diner, utility room, cloakroom, three reception rooms and a conservatory. Upstairs, there are five bedrooms, one with an en suite shower room, and a family bathroom. Situated on a quiet road with a walled garden, ample off-road parking, a double detached garage, and a southerly-facing, well-maintained rear garden, viewing is recommended to fully appreciate this well-proportioned family home.

**£440,000**

- DETACHED FIVE BEDROOM FAMILY HOME
- SOUGHT AFTER VILLAGE LOCATION
- KITCHEN DINER
- UTILITY ROOM
- THREE RECEPTION ROOMS
- CLOAKROOM
- EN SUITE SHOWER ROOM
- FAMILY BATHROOM
- SOUTHERLY FACING REAR GARDEN
- DOUBLE DETACHED GARAGE



## MEASUREMENTS

All measurements are approximate.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE

Accessed via a uPVC door with double glazed side light panels into the reception hallway.



#### RECEPTION HALLWAY

The welcoming reception hallway has wood effect laminate flooring, coved ceiling, dado rail, radiator and carpeted returned staircase with wooden open spindle balustrade leading to the first floor. Handy cloaks cupboard.



#### KITCHEN DINER

12'9" x 15'0" (3.89 x 4.58)

The kitchen diner benefits from a large range of cream shaker wall and base units with contrasting wood effect worksurfaces and tiled splash backs incorporating a composite sink and drainer, gas hob with extractor hood above, one and half electric fan assisted oven, integrated fridge freezer and space for a dishwasher. Finished with coved ceiling, wood effect laminate flooring, radiator and uPVC double glazed window and door to the rear.



#### KITCHEN DINER

Additional Photograph



### UTILITY ROOM

4'8" x 7'11" (1.44 x 2.42)

Benefitting from a range of cream front wall and base units with contrasting worksurfaces with ceramic sink and drainer, boiler and space for a washing machine and tumble dryer. Finished with coved ceiling, wood effect laminate flooring and uPVC double glazed window to the rear.



### DINING ROOM

11'11" x 12'4" (3.65 x 3.77)

Having dual access doors one from the hallway and the other from the kitchen with two uPVC double glazed windows to the front aspect, coved ceiling, carpeted flooring and radiator.



### LOUNGE

15'10" x 11'10" (4.85 x 3.63)

To the front of the property with two uPVC double glazed windows, carpeted flooring, coved ceiling and three radiators. The main focal point is the feature fireplace which has a white ornate surround with marble hearth and back and inset coal effect gas fire.



### LOUNGE

Additional Photograph



### **CLOAKROOM**

8'2" x 4'11" (2.51 x 1.51)

The handy cloakroom benefits from a white two piece suite comprising of; Low flush wc and vanity hand wash basin with storage beneath. Having half tiled walls with wood effect vinyl flooring, coved ceiling, radiator and uPVC double glazed window to the rear.



### **REAR SITTING ROOM**

12'9" x 11'10" (3.91 x 3.63)

This bright rear sitting room has uPVC French doors with side light windows leading into the conservatory, wood effect laminate flooring, radiator, coved ceiling and wood fire surround with marble hearth and back.



### **CONSERVATORY**

11'0" x 11'8" (3.37 x 3.56)

A lovely addition to the property with uPVC French doors leading to the rear garden and tiled flooring.



### **FIRST FLOOR**

#### **FIRST FLOOR LANDING**

Continued carpeted flooring and wooden spindle balustrade, coved ceiling, radiator and uPVC double glazed window to the front aspect. Loft access to the ceiling with pull down ladder, boarding and light.



**BEDROOM ONE**

11'10" x 12'9" (3.63 x 3.91)

The master bedroom is to the rear with a uPVC double glazed window, carpeted flooring, coved ceiling and radiator.



**BEDROOM ONE**

Additional Photograph



**EN SUITE SHOWER ROOM**

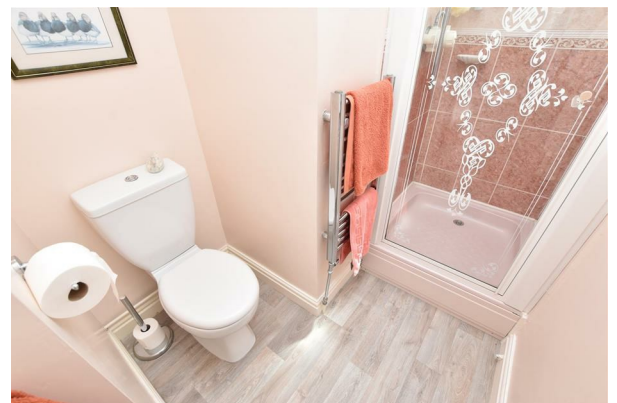
9'5" x 5'3" (2.89 x 1.62)

Benefitting from a white three piece suite comprising of; Shower with glazed screen and tiled splashbacks, vanity hand wash basin with storage beneath and low flush wc. Coved ceiling, wood effect vinyl flooring and radiator.



**EN SUITE SHOWER ROOM**

Additional Photograph



### **BEDROOM TWO**

11'10" x 12'9" (3.63 x 3.91)

The second double bedroom is to the front of the property with two uPVC double glazed windows, carpeted flooring, coved ceiling and two radiators.



### **BEDROOM THREE**

11'11" x 12'4" (3.64 x 3.77)

The third double bedroom is to the rear aspect with a uPVC double glazed window, carpeted flooring, coved ceiling and radiator.



### **BEDROOM FOUR**

9'3" x 11'11" (2.84 x 3.64)

The fourth double bedroom is to the front of the property with a uPVC double glazed window, coved ceiling, carpeted flooring and radiator.



### **BEDROOM FIVE/OFFICE**

8'9" x 6'3" (2.68 x 1.91)

The final bedroom is presently used as an office and has a uPVC double glazed window to the front, carpeted flooring, coved ceiling and radiator.



## FAMILY BATHROOM

10'2" x 9'4" (3.10 x 2.87)

The family bathroom benefits from a white four piece suite which comprises of; Walk in shower with glazed screen, feature traditional claw bath with central taps and shower attachment, pedestal hand wash basin and low flush wc. Finished with fully tiled walls, tiled effect laminate flooring, heated towel rail and uPVC double glazed window to the rear.



## OUTSIDE

### GARDENS

This grand property has fenced boundaries to the front and side with double wrought iron access gates. The front garden has a lawn with mature trees planted and paving leading to the front entrance. The drive way is laid with red bricks and leading to the rear garden providing ample off road parking. The well maintained southerly facing rear garden has fenced boundaries and is mainly laid to lawn with mature planting to the borders. Two paved patio areas one with a wooden pergola above. A truly lovely garden ideal for entertaining.



### GARDEN

Additional Photograph



### GARDEN

Additional Photograph



## **GARDEN**

Additional Photograph



## **DETACHED GARAGE**

Detached double garage with two up and over doors, fitted with electric and lighting,



## **DRIVEWAY**



## **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.

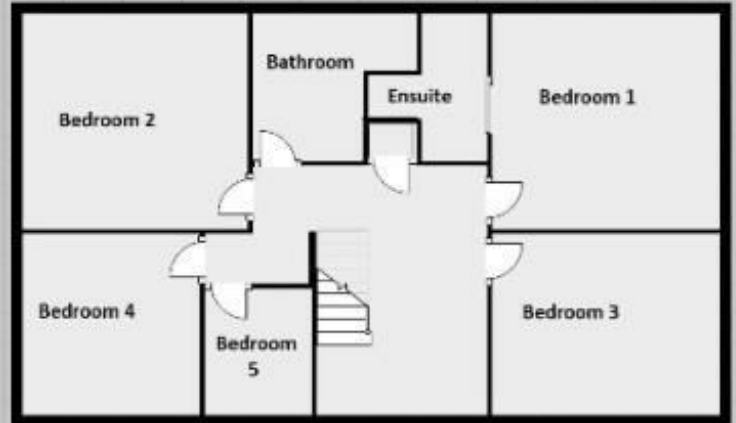
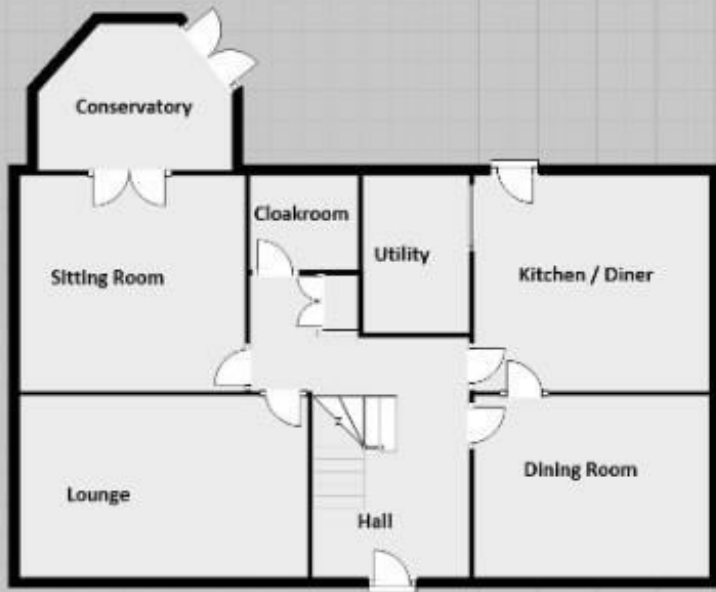
## **VIEWING ARRANGEMENTS**

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





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		71	
(55-68) D			
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.