



11 Ashwood Drive Humberston, North East Lincolnshire DN36 4TX

We are delighted to offer for sale this superb DETACHED THREE BEDROOM BUNGALOW with potential to extend further into the sizeable loft space. Situated in the popular village of Humberston within easy reach of all local amenities and both Cleethorpes and Grimsby Town centres. The well presented accommodation comprises of; Entrance porch, reception hall, lounge, breakfast kitchen, conservatory, three bedrooms, one could be used as a formal dining room is required and modern bathroom. Having well maintained gardens to the front and rear with a easy access driveway providing ample off road parking leading to the detached garage and private rear garden. Viewing is highly recommended to appreciate this lovely home.

Offers Around £270,000

- SPACIOUS DETACHED BUNGALOW
- LOUNGE
- BREAKFAST KITCHEN
- CONSERVATORY
- THREE BEDROOMS
- BATHROOM
- NEAT GARDENS
- DRIVE AND GARAGE
- GAS CENTRAL HEATING SYSTEM
- DOUBLE GLAZING



MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

ENTRANCE PORCH

Approached via a composite double glazed entrance door with matching glazed side panels leading into the porch. An additional part glazed door with matching side panels either side leads into the dining hall.

RECEPTION HALLWAY

16'8" x 6'4" (5.09m x 1.94m)

Coving to the ceiling with access to the loft room having a fold down ladder and a light. Radiator. Part glazed double doors give access to the lounge. The loft space is of a great size and has potential to be converted into another bedroom or room.



RECEPTION HALLWAY

Additional photo



DINING HALL

Additional photo



LOUNGE

17'10" x 10'11" (5.44m x 3.34m)

This spacious room with stove style fire, tiled hearth and floating mantel over. Double glazed bay window to the front, an additional double glazed window to the side. Coving to ceiling, two radiators.



LOUNGE

Additional photo



BREAKFAST KITCHEN

11'6" x 9'10" (3.53m x 3.02m)

Fitted with a range of wall and base units in a cream finish incorporating a glazed display unit. Wood effect work surfacing incorporating the ceramic one and half bowl sink unit with mixer tap. Ceramic tiled splash backs. Electric cooker point with extractor unit over, space for a fridge and a freezer. Coving to the ceiling. Wood effect flooring. Radiator. Double glazed window to the rear. Part glazed door to the rear leads into the conservatory.



BREAKFAST KITCHEN

Additional photo



CONSERVATORY

10'7" x 8'0" (3.23m x 2.44m)

A double glazed lean to conservatory, double glazed door giving access to the rear garden. Wood effect flooring. Radiator.



CONSERVATORY



BEDROOM 1

12'3" x 10'11" (3.74m x 3.35m)

Fitted wardrobes in wood finish. Double glazed window to the rear. Coving to the ceiling, radiator.



BEDROOM 1

Additional photo



BEDROOM 2

11'5" x 10'11" (3.50m x 3.35m)

Double glazed bay window to the front. Coving to the ceiling, radiator.



BEDROOM 2

Additional photo



BEDROOM 3/DINING ROOM

10'11" x 6'6" (3.35m x 2.00m)

Double glazed bay window to the front. Coving to the ceiling, radiator.



BATHROOM

8'1" x 7'4" (2.47m x 2.26m)

Fitted with a white suite comprising of bath with shower over and glass screen, pedestal wash hand basin and low flush w/c. Tiling over the bath and continuing to dado height. Built in linen cupboard. Double glazed window to the rear, Towel radiator in a chrome finish.



LOFT ROOM

28'0" x 13'5" (8.55m x 4.10m)

A spacious loft being boarded housing the gas central heating boiler NEW 2019 and serviced annually.

OUTSIDE



GARDENS

17'5" x 9'1" (5.31m x 2.78m)

The front garden stands behind a brick wall with a neat lawn planted border to the front with established shrubs, graveled border to the side. Block paved driveway providing ample off street parking, brick walled to the side. Fence to the side, double wrought iron gates lead to the remainder of the driveway and to the GARAGE. The rear garden has a block paved patio area, a shaped lawn with planted border bed having established plants and shrubs. Graveled area to the rear providing an additional seating area. Boundaries are fenced. Garden shed.



GARDENS

Additional photo



GARAGE

Having an up and over door, power and lighting. Courtesy door to the side.

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 & EPC RATING

Council Tax Band - C

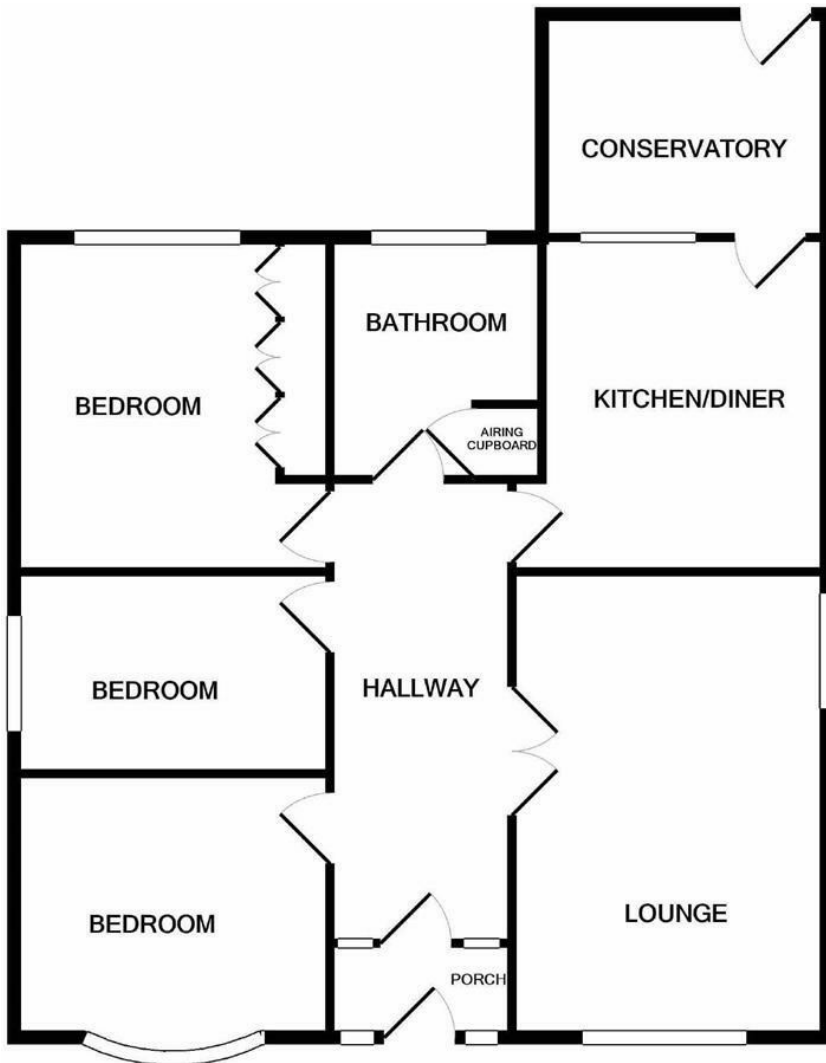
EPC -

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



Whilst every attempt has been made to ensure the accuracy of the floor plan 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) A			77
(81-91) B			
(69-80) C			
(55-68) D		62	
(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 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.