

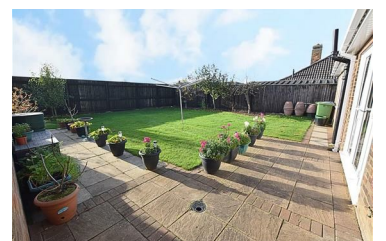


13 Stephen Crescent Grimsby, North East Lincolnshire DN34 5LZ

We are delighted to offer for sale this THREE BEDROOM DETACHED BUNGALOW with drive and garage situated off Laceby Road close to Bradley Cross Road with its wealth of local amenities. The accommodation comprises entrance hall, spacious lounge with log burner, lovely kitchen, rear lobby, utility room, three bedrooms, modern shower room. Lovely established gardens the SOUTH FACING rear enjoying a good degree of privacy backing onto Bradley Pitches. Drive and garage. Gas central heating system and double glazing. Viewing is highly recommended.

£224,950

- SUPERB DETACHED BUNGALOW
- SPACIOUS LOUNGE
- DINING KITCHEN
- THREE BEDROOMS
- MODERN SHOWER ROOM
- UTILITY
- DRIVE AND GARAGE
- LOVELY GARDENS
- GAS CENTRAL HEATING
- DOUBLE GLAZING



MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

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ENTRANCE HALL

Approached via a composite entrance door into the hall with tiled flooring. Coving to the ceiling with access to loft space having a pull down ladder and a light. Radiator.



LOUNGE

16'10" x 11'6" (5.147m x 3.53m)

The focal point of this spacious room is the cast iron log burning stove recessed into the chimney breast wall with brick recess and tiled hearth. Three double glazed windows to the rear. Fashionable laminate flooring. Coving to the ceiling, radiator.



LOUNGE

Additional photo



LOUNGE

Additional Photograph



DINING KITCHEN

11'8" x 11'6" (3.58m x 3.52m)

Offering a superb range of wall and base units in a cream finish with display shelving. Solid wood worksurface and upstands, ceramic Belfast sink with mixer tap. Tiled splash backs. Built in electric oven and gas hob with extractor unit over. Built in larder cupboard. Double glazed French doors with matching side panels open onto the rear garden. Tiled flooring. Coving to the ceiling with spotlights, radiator.



DINING KITCHEN

Additional photo



REAR LOBBY

5'10" x 4'9" (1.78m x 1.46m)

Tiled floor. Double glazed door to the side.

UTILITY ROOM

Double glazed window to the rear. Plumbing for a washing machine. Wall mounted gas central heating boiler (Fitted 3 years ago).



BEDROOM ONE

10'10" x 10'2" (3.32m x 3.12m)

Double glazed window to the front. Laminate flooring. Radiator. Coving to the ceiling.



BEDROOM TWO

9'0" x 6'10" (2.76m x 2.10m)

Double glazed window to the front. Laminate flooring. Radiator. Coving to the ceiling.



BEDROOM THREE

9'7" x 6'10" (2.93m x 2.10m)

Double glazed window to the front. Laminate flooring. Radiator. Coving to the ceiling.



SHOWER ROOM

6'4" x 5'9" (1.95m x 1.77m)

Benefiting from a modern suite comprising of corner shower cubicle, wash hand basin inset into a dedicated vanity unit and low flush w/c. Tiling to dado height. Double glazed window to the side. Towel radiator in a chrome finish. Tiled flooring.



OUTSIDE



GARDENS

The front garden stands behind a brick wall and has been laid to lawn with deep well stocked borders having a wealth of plants, flowers and shrubs. Block paved pathway. External carriage lights. Concrete and block paved driveway with maintenance free composite gates giving access to the garage. The rear garden has a block paved patio area and a neat lawn. Established fruit trees including apple and plum. Boundaries are fenced.



GARDENS

Additional photo



GARDENS

Additional photo



GARAGE

16'2" x 7'11" (4.95m x 2.43m)

Having an up and over door. Power and lighting.



HOUSE NAME



FRONT OF PROPERTY



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

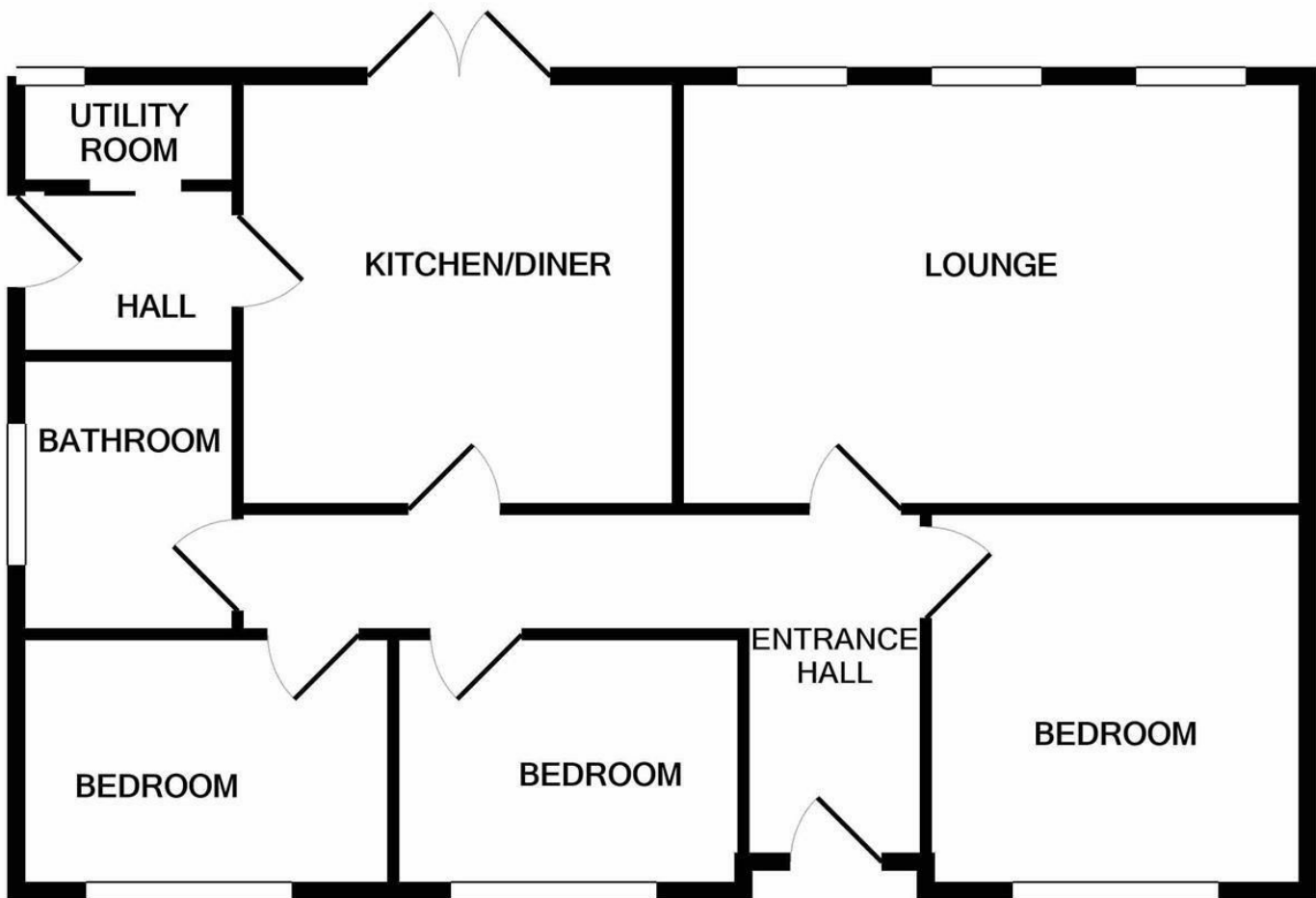
EPC -

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		84
(81-91) B		
(69-80) C		
(55-68) D	61	
(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		82
(81-91) B		
(69-80) C		
(55-68) D	55	
(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.