



36 St. Andrews Drive Grimsby, North East Lincolnshire DN32 8PS

NO FORWARD CHAIN. We are delighted to offer for sale this THREE BEDROOM DETACHED BUNGALOW which has been modernised and extended by the current vendors to create a stunning versatile family home. Situated in the highly regarded area just off Vaughan Avenue with easy access to both Grimsby and Cleethorpes. The property benefits from gas central heating and uPVC double glazing with the accommodation comprises; Entrance hall, open plan living kitchen diner which also benefits from a separate space which is currently utilised as a home office / bar - all of which provide the perfect space for entertaining and hosting even the largest of dinner parties, utility room which leads in to the garage, separate generously sized living room, three spacious bedrooms and a stunning four piece family bathroom suite. Having a generously sized plot and could be further extended to the front which currently boasts a large driveway and garage, and the rear garden is enclosed with laid to lawn and patio areas. Viewing is highly recommended.

Chain Free £317,500

- HIGHLY REGARDED LOCATION
- DETACHED BUNGALOW
- LIVING KITCHEN
DINNER/ENTERTAINMENT
ROOM/BAR
- UTILITY
- LOUNGE
- THREE BEDROOMS
- STUDY
- FAMILY BATHROOM
- VERSITILE GARDENS
- NO FORWARD CHAIN



MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

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ENTRANCE

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

HALLWAY

Having carpeted flooring, covered ceiling, modern radiator and double wooden doors leading to the living kitchen.

OFFICE/BAR

11'11" x 8'4" (3.64 x 2.56)

Accessed from the hallway via double wooden sliding doors to reveal the true hub of the home, the office/bar is open plan to the orangery/conservatory and kitchen creating a fabulous social entertaining area., Having a range of built in shaker style Anthracite units with solid Oak live edge worksurfaces and integrated cooling fridge. Finished with coved ceiling, high skirtings and solid wooden flooring.



OFFICE/BAR

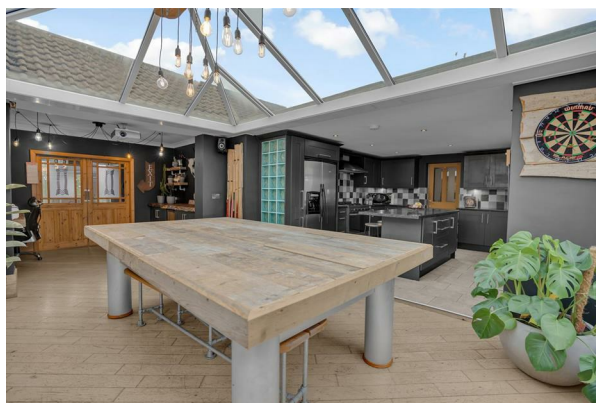
Additional Photograph



ORANGERY/CONSERVATORY

16'2" x 11'7" (4.94 x 3.54)

Open from the bar/office with continued decoration which includes high skirtings, feature glass bricks and solid wood flooring. uPVC double glazed windows and French doors over looking the garden and feature fish tank or aquarium with views into the lounge. This room is open to the modern kitchen and at present benefits from a projector screen and large table with removal top to reveal a pool table (Both by separate negotiation).



ORANGERY/CONSERVATORY

Additional Photograph



ORANGERY/CONSERVATORY

Additional Photograph



ORANGERY/CONSERVATORY

Additional Photograph



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Additional Photograph



ORANGERY/CONSERVATORY

Additional Photograph



KITCHEN

14'0" x 13'6" (4.28 x 4.13)

The kitchen benefits from a large range of built in wall and base shaker style Anthracite units with contrasting worksurfaces and matching pinnacular island come breakfast bar. Incorporating a one and a half bowl composite sink, American fridge freezer, dishwasher and range cooker with stainless steel chimney style extractor hood. Finished with modern tiled splashbacks, tiled floor with under floor heating, down lights to the ceiling and uPVC double glazed window overlooking the garden. Open to the Orangery ideal for family living or entertaining.



KITCHEN

Additional Photograph



KITCHEN

Additional Photograph



KITCHEN

Additional Photograph



KITCHEN

Additional Photograph



UTILITY ROOM

18'6" x 7'4" (5.65 x 2.26)

Benefiting from a range of modern coloured gloss units with contrasting worksurface incorporating a stainless steel sink and drainer. Ample space for an automatic washing machine, tumble dryer, fridge and freezer. Door leading to the garage. Finished with tiled flooring.



LOUNGE

18'0" x 13'10" (5.49 x 4.22)

This fabulous sized lounge has ample natural light coming from the ceiling to floor uPVC double glazed light windows and two uPVC double glazed side windows. Having a composite fire surround with insert gas fire, carpeted flooring, high skirtings, coved ceiling with down lights and modern radiator fitted. Feature fish tank/Aquarium with views into the organery.



MASTER BEDROOM

13'10" x 12'10" (4.23 x 3.92)

The master bedroom has a uPVC double glazed bay window to the front aspect with carpeted flooring, high skirtings, coved ceiling and modern radiator. Finished with wall to wall fitted wardrobes with cream high gloss doors.



MASTER BEDROOM

Additional Photograph



MASTER BEDROOM

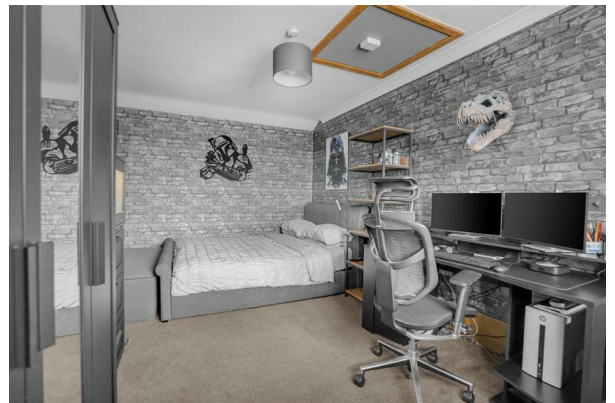
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BEDROOM TWO

15'8" x 9'10" (4.78 x 3.00)

The second double bedroom has a uPVC double glazed window to the front aspect, carpeted flooring, high skirtings, coved ceiling and radiator. Loft access to the ceiling. The loft has partial boarding and a pull down ladder.



BEDROOM TWO

Additional Photograph



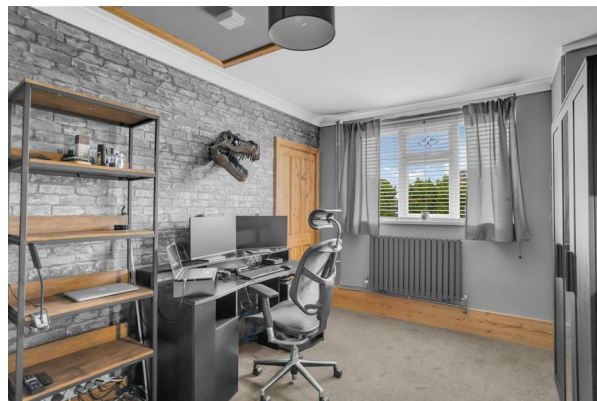
BEDROOM TWO

Additional Photograph



BEDROOM TWO

Additional Photograph



BEDROOM THREE

9'10" x 9'0" (3.02 x 2.76)

The final bedroom is a good size and has a uPVC double glazed window to the side aspect, carpeted flooring, high skirtings, coved ceiling and radiator fitted.



FAMILY BATHROOM

9'8" x 9'1" (2.96 x 2.78)

The modern bathroom oozes tranquillity and benefits from a white four piece suite comprising of; Modern curved jacuzzi bath with central taps, corner shower cubicle with rainfall head and curved screens, pedestal hand wash basin and low flush wc. Finished with stone effect tiled walls and floor with under floor heating, down lights, coved ceiling, heated towel rails and two uPVC double glazed windows to the side aspect.



FAMILY BATHROOM

Additional Photograph



OUTSIDE

GARDENS

The property sits with an open access driveway with a walled boundary to the front and feather edged fencing to the side boundaries. Mature planting ensures privacy to the property and the front garden is of low maintenance with its paved surfaces and feature slate areas and provides ample off road parking for several vehicles. The rear garden has fenced boundaries and is laid to lawn with mature trees planted to the borders, the lawn is surround with fencing that the present owners would remove if required. Having a deked patio area and pathway ideal for those summer BBQ's and a barked area ideal for a child's play area.

GARDENS

Additional Photograph

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GARAGE

Having an up and over door, electric and lighting and a door leading to the garage.

COUNCIL TAX BAND & EPC RATING

Council Tax Band - D

EPC -

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



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.