



## 37 Tetney Road Humberston, North East Lincolnshire DN36 4JE

This very handsome DETACHED THREE BEDROOM DORMER BUNGALOW is located on the edge of this very popular village which has excellent facilities including shopping, schooling and regular bus services into Grimsby/Cleethorpes. The spacious and well planned accommodation includes: Entrance hall, a lovely formal lounge, a superb full width living dining kitchen, ground floor double bedroom and a ground floor shower room/wc. To the first floor there are two further bedrooms one with a wc and hand basin. Gas central heating system. Double glazing. Detached brick garage. Excellent sized front garden with additional off road parking plus a superb enclosed rear garden.

**£295,000**

- DELIGHTFUL DETACHED DORMER BUNGALOW
- LOUNGE
- LIVING DINING KITCHEN
- GROUND FLOOR DOUBLE BEDROOM & SHOWER ROOM/WC
- TWO DOUBLE BEDROOMS
- GAS CENTRAL HEATING SYSTEM
- DOUBLE GLAZING
- DETACHED BRICK GARAGE
- EXCELLENT SIZED PLOT
- POPULAR LOCATION



## ACCOMMODATION

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## MEASUREMENTS

All measurements are approximate.

## GROUND FLOOR

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### ENTRANCE HALL

This welcoming L shaped entrance hall is approached via a double glazed entrance door and has a Delft plate rack, a double glazed window to the side elevation, central heating radiator and a useful storage cupboard.



### LOUNGE (FRONT)

*15'10" max x 13'10" max (4.83 max x 4.22 max)*

A lovely dual aspect formal lounge having two double glazed windows to the front and side elevations, coving to ceiling and two central heating radiators. The focal point of this room is the modern fire surround which is inset with a Living Flame gas fire. Fitted wall light points.



### LOUNGE

Additional Photograph



### LIVING DINING KITCHEN

*23'1" into bay x 12'2" min (7.04 into bay x 3.73 min)*

This fabulous full width room has five double glazed windows and a double glazed door which leads out onto the rear garden, coving and inset spot lights to ceiling and fitted with a striking Karndean floor throughout. The kitchen is fitted with a range of Cashmere coloured base and wall cupboards incorporating a dresser unit having glass fronted display cabinets. Included in the sale are the integrated fridge and washing machine together with a built in Stoves oven having a mock mantle above which is inset with an extractor fan. The mottled work surfaces are inset with a resin sink unit having space beneath for an under the counter freezer. The modern Ideal gas fired boiler is concealed with a matching wall cupboard (last serviced August 24)

There is ample space for dining and sitting areas. Two radiators. The staircase is situated to one corner of this room which has a walk in cupboard below.





## LIVING DINING KITCHEN

Additional Photograph



## KITCHEN AREA

Additional Photograph



## BEDROOM 1

11'10" x 10'11" (3.63 x 3.33)

This ground floor double bedroom has a double glazed window to the side elevation, three wall lights points and a central heating radiator.



## SHOWER ROOM/WC

8'0" x 7'10" (2.44 x 2.41)

A modern shower room fitted with a corner shower cubicle having Mermaid wall boarding and fitted with an electric shower, a vanity unit inset with a semi recessed sink with cupboards below and a low flush wc. Wall mounted mirror is fitted above the vanity unit. Karndean flooring. Double glazed window. Heated towel rail/radiator.



## **SHOWER ROOM/WC**

Additional Photograph



## **FIRST FLOOR**

### **SMALL LANDING**

Additional Photograph

### **BEDROOM 2**

*13'1" max x 8'11" (4.01 max x 2.72)*

Double glazed window, radiator and a bank of fitted wardrobes providing excellent hanging space. Access to roof space providing additional storage.



### **BEDROOM 2**

Additional Photograph



### **WC**

Fitted with a low flush wc and a vanity unit with storage cupboards below. Tiled splash back. Double glazed window. Vinyl flooring



### BEDROOM 3

8'9" max x 8'0" min (2.67 max x 2.44 min)

Double glazed window. Radiator.



### OUTSIDE



### DETACHED BRICK GARAGE

19'5" x 8'7" (5.92 x 2.64)

Remotely operated electric garage door to the front, light and power.

### FRONT GARDEN PHOTO

Additional Photograph



### THE GARDENS

The bungalow stands on a good sized plot with the bungalow standing well back from Tetney Road behind a substantial hedge, this garden is mainly lawned with a block paved driveway and turn in, providing additional off road parking, this leads to the side of the property through double wooden gates to the garage at the rear. The enclosed rear garden is again lawned with a paved patio situated close to the bungalow and a paved pathway leads to a second patio area at the rear of the garden which is ideally placed to catch the afternoon sun. Flower borders inset with ornamental shrubbery. Outside tap.





## THE GARDENS

Additional Photograph



## 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

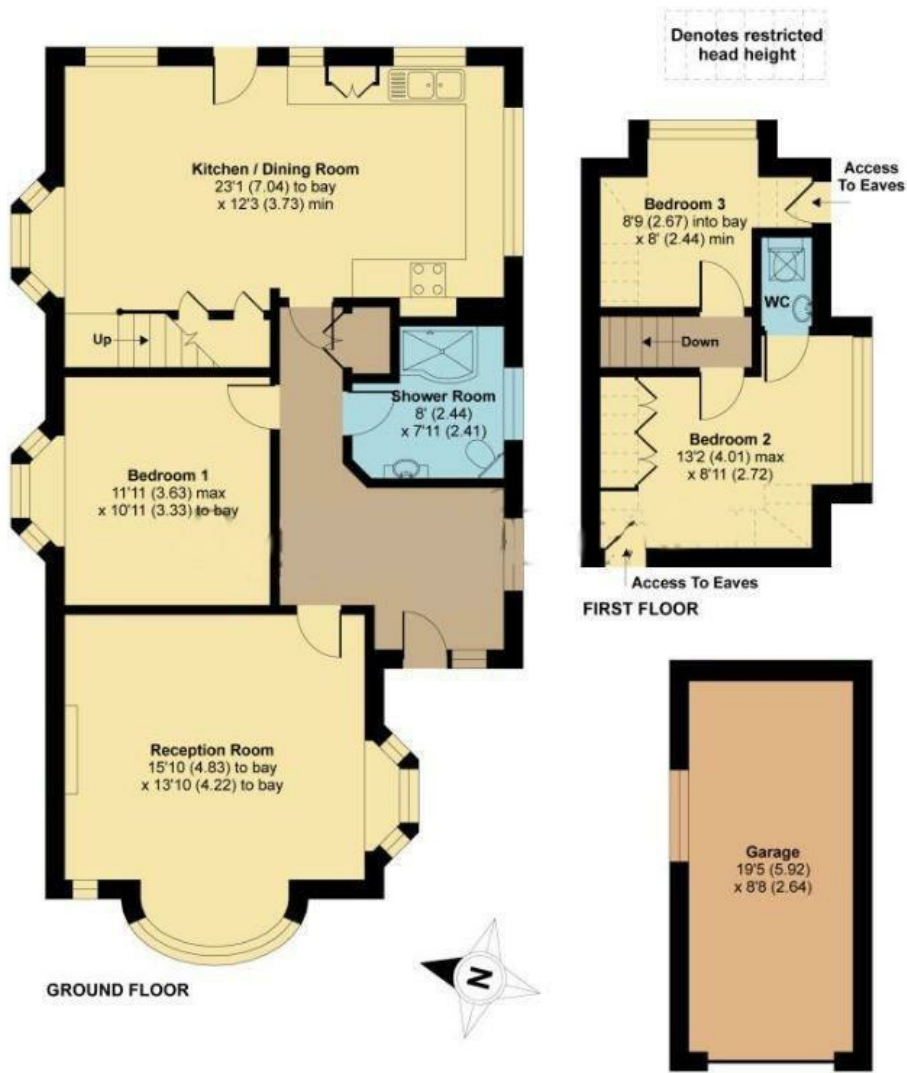
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

## OPENING TIMES

Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm

Tetney Road, Humberston, Grimsby, DN36

APPROX. GROSS INTERNAL FLOOR AREA 1272 SQ FT 118.2 SQ METRES  
(EXCLUDES RESTRICTED HEAD HEIGHT & INCLUDES GARAGE)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	57	
(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 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.