



4 Carlton Road Healing, North East Lincolnshire DN41 7PH

Situated within the sought after village Healing having local amenities including shops and well regarded schools, train station, being within easy access of the A180 providing links to the motorway network is this **FOUR BEDROOM SEMI DETACHED DORMER BUNGALOW**. The smartly presented accommodation offers :- Entrance hall, lounge, well fitted dining kitchen, excellent sized conservatory, two ground floor bedrooms one of which could be a second sitting room and a family bathroom plus two first floor bedrooms. Gas central heating system and double glazing. Driveway providing off street parking. **GARAGE**. Early viewing is highly recommended.

£234,000

- **HEALING VILLAGE LOCATION**
- **SEMI DETACHED DORMER BUNGALOW**
- **KITCHEN DINER**
- **LOUNGE**
- **CONSERVATORY**
- **FOUR BEDROOMS**
- **GAS CENTRAL HEATING**
- **uPVC DOUBLE GLAZING**
- **GARAGE**
- **FRONT & REAR GARDENS**



ACCOMMODATION

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MEASUREMENTS

All measurements are approximate.

ENTRANCE HALL

Approached via a double glazed side entrance door into the hall having laminate flooring. Meter cupboard. Staircase to the first floor landing. Radiator.



ENTRANCE HALL

Additional photo



LOUNGE

14'11" x 12'5" (4.56m x 3.79m)

Featuring a modern white fire surround with electric pebble effect fire. Double glazed window to the front. Radiator. Coving to the ceiling.



LOUNGE

Additional photo



KITCHEN DINER

14'5" x 11'10" (4.41m x 3.63m)

Fitted with a range of wall and base units in a cream finish with contrasting work surface incorporating the one and half bowl sink unit with mixer tap. Metro style tiling. Built in appliances include two ovens, hob with extractor unit over, fridge, freezer and dishwasher. Plumbing for a washing machine. Double glazed windows to the side and rear. Down lights to the ceiling. Wood effect flooring. Radiator.



KITCHEN DINER

Additional photo



KITCHEN DINER

Additional photo



CONSERVATORY

12'9" x 10'5" (3.90m x 3.20m)

Double glazed conservatory with French doors to the side give access to the rear garden. Radiator with decorative cover. Radiator with decorative cover.



CONSERVATORY

Additional photo



BEDROOM ONE

12'5" x 11'11" (3.80m x 3.64m)

Double glazed window to the rear, radiator. Coving to the ceiling. Under stair cupboard.



BEDROOM ONE

Additional photo



BATHROOM

7'3" x 6'4" (2.23m x 1.94m)

Fitted with a white suite comprising of bath with shower over, pedestal wash hand basin and low flush w/c. Tiling to two walls. Fitted airing cupboard. Radiator. Double glazed window to the rear.



SECOND SITTING ROOM/ BEDROOM TWO

12'0" x 10'11" (3.66m x 3.33m)

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



BEDROOM TWO

Additional photo



FIRST FLOOR

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FIRST FLOOR LANDING

BEDROOM THREE

12'6" (8'10") x 10'5" (7'2") (3.82m (2.71m) x 3.18m (2.20m))

Double glazed window, radiator. Access to storage within the eaves.



BEDROOM FOUR

8'9" (12'6") x 7'5" (4'5") (2.69m (3.83m) x 2.28m (1.36m))

Double glazed window, radiator. Access to storage within the eaves.



BEDROOM FOUR

Additional photo



OUTSIDE

GARDENS

The front garden stands behind a hedge with a neat lawn, fencing either side. A concrete driveway with block border detail leads to the GARAGE. A wrought iron gate to the side gives access to the rear garden. the rear garden has been mainly grassed with ornamental trees, a patio area accessed from the conservatory. Border bed to one side with ornamental shrubs. Boundaries are fenced.



GARAGE

Detached brick garage with up and over door to the front, light and power.

COUNCIL TAX BAND

Council Tax Band - B

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.

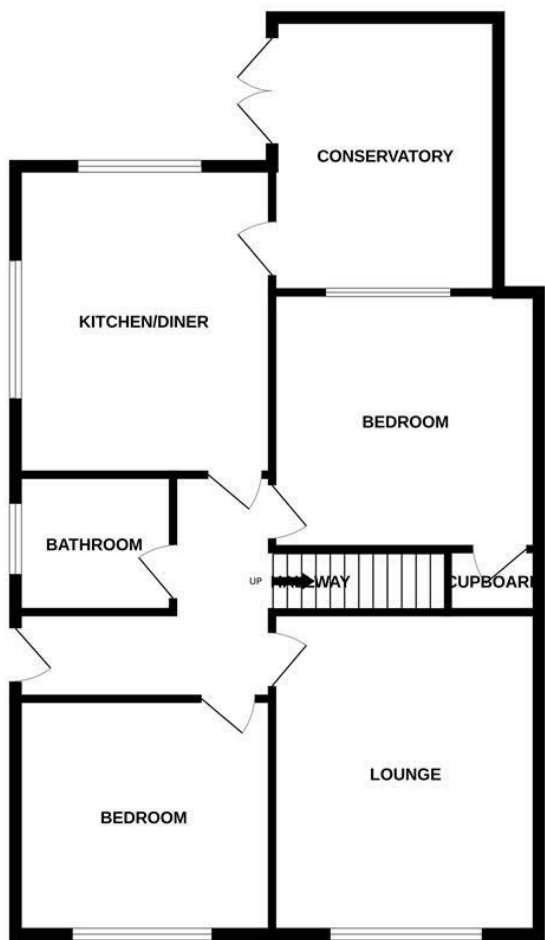
VIEWING ARRANGEMENTS

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

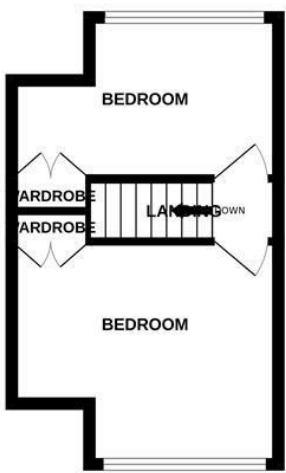
OPENING TIMES

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

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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		80
(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		
EU Directive 2002/91/EC		
England & Wales		
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		
EU Directive 2002/91/EC		
England & Wales		

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.