



28 Field House Road Grimsby, North East Lincolnshire DN36 4TS

We are delighted to offer for sale this THREE BEDROOM DETACHED BUNGALOW situated in the ever popular village of Humberston with ample amenities, highly regarded schools and easy access to Cleethorpes seafront. The property is in need of general updating however still benefits from gas central heating and uPVC double glazing. This generous sized accommodation comprising of; Entrance porch, reception hallway, kitchen diner, extended lounge, three good sized bedroom and bathroom. Enjoying a corner position with front rear and side gardens, remote gates to the rear leading to the off road parking and detached garage. Well maintained lawn gardens with paved patio and mature planting. Viewing is highly recommended offered for sale with NO FORWARD CHAIN.

Chain Free £245,000

- HUMBERSTON VILLAGE LOCATION
- DETACHED BUNGALOW
- IN NEED OF GENRAL MODERNISATION
- KITCHEN DINER
- EXTENDED LOUNGE
- THREE BEDROOMS
- BATHROOM
- FRONT REAR AND SIDE GARDENS
- DETACHED GARAGE
- NO FORWARD CHAIN



DRAFT DETAILS

PLEASE NOTE THESE ARE DRAFT PARTICULARS AWAITING FINAL APPROVAL FROM THE VENDOR, THEREFORE THE CONTENTS HEREIN MAY BE SUBJECT TO CHANGE AND MUST NOT BE RELIED UPON AS AN ENTIRELY ACCURATE DESCRIPTION OF THE PROPERTY.

MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

ENTRANCE

Accessed to the front of the property via a glazed uPVC door with side light panels into the porch.

PORCH

Having tiled laminate flooring and wooden glazed door with side light panels leading into the reception hallway.

HALLWAY

The reception hallway has coving to the ceiling, wood effect Herringbone style laminate floor, radiator and loft access to the ceiling. The loft has a pull down ladder, part boarding and houses the fully serviced boiler.



KITCHEN DINER

11'2" x 10'11" (3.42 x 3.33)

The kitchen diner benefits range of limed wood effect wall and base units with contrasting worksurfaces and tiled splashbacks incorporating a stainless steel sink and drainer, slot in electric oven with extractor hood above, washing machine, dishwasher and free standing fridge freezer. Finished with coved ceiling, tiled walls to dado height, dual aspect uPVC double glazed window and door leading to the rear garden.



KITCHEN DINER



KITCHEN DINER



LOUNGE

22'0" x 10'11" (6.73 x 3.33)

The extended lounge is a great size with dual aspect uPVC double glazed windows over looking the rear garden, coved ceiling, carpeted flooring, two radiator and feature ornate fire surround with tiled hearth and electric fire.



LOUNGE



LOUNGE



BEDROOM ONE

16'0" x 10'11" (4.90 x 3.33)

This great size bedroom has a uPVC double glazed window to the front aspect with blinds fitted, coving to the ceiling, carpeted flooring, radiator and wall to wall fitted wardrobes.



BEDROOM ONE



BEDROOM ONE



BEDROOM TWO

10'6" x 9'4" (3.21 x 2.87)

The second double bedroom is again to the front aspect with carpeted flooring, coved ceiling and radiator fitted. Wall to wall fitted wardrobes.



BEDROOM TWO



BEDROOM THREE

10'10" x 7'1" (3.31 x 2.16)

The third bedroom is presently used as an office and has a uPVC double glazed window to the side aspect, coved ceiling, carpeted flooring and radiator.



BATHROOM

8'2" x 6'3" (2.49 x 1.92)

The bathroom benefits from a white four piece suite comprising of; Jacuzzi bath with hand shower attachment, separate shower cubicle with glaze screens, floating hand wash basin and low flush wc. finished with full tiling to the walls and floor, coving, heated towel rail and a uPVC double glazed window to the rear aspect.



OUTSIDE

THE GARDENS

The property enjoys a corner position with a low picket fence with access gate leading and pathway leading to the front door. The front garden is mainly laid to lawn with mature bushes planted. A single wooden gate leads you the side garden and onto the private rear garden. Remote gates lead to the driveway and handy off road parking and lawned rear garden with mature planting to the borders, paved patio area ideal for outside eating.



THE GARDENS



THE GARDENS



DEATCHED GARAGE

The detached garage has an up and over door to the front and is fitted with electric, light and a tumble dryer that is included in the sale.

COUNCIL TAX BAND & EPC RATING

Council Tax Band - C

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.

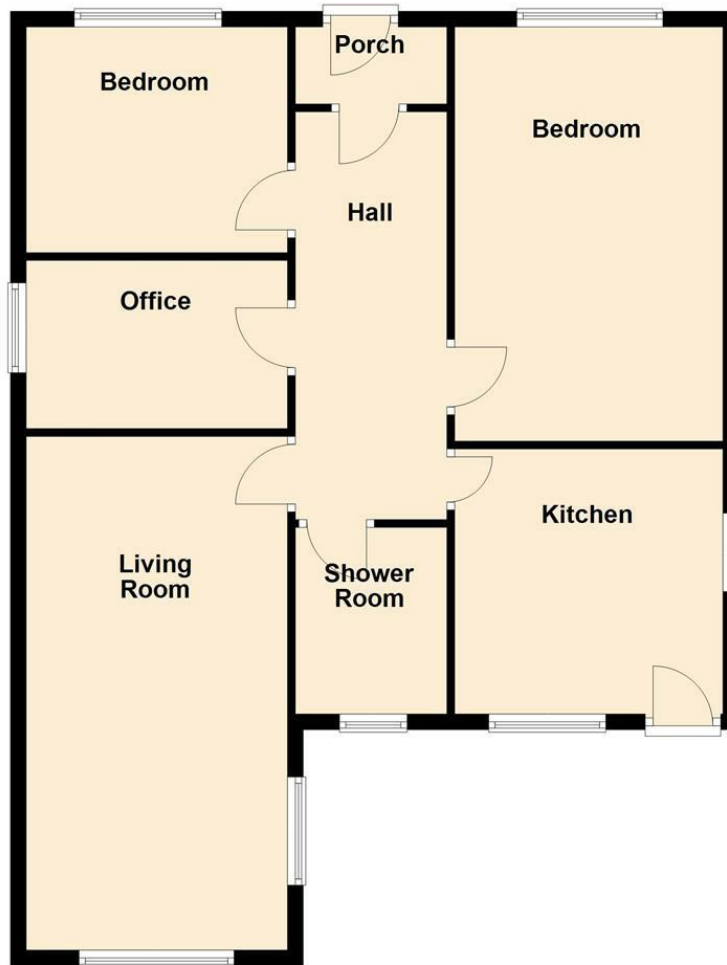
VIEWING ARRANGEMENTS

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

Ground Floor
Approx. 88.1 sq. metres (947.9 sq. feet)



Total area: approx. 88.1 sq. metres (947.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	68	
(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.