



40 St. Christophers Road Humberston, North East Lincolnshire DN36 4EB

We are delighted to offer for sale this THREE BEDROOM SEMI DETACHED BUNGALOW situated in the ever popular area of Humberston close to all local amenities, highly regarded schools, good bus routes and both Grimsby and Cleethorpes town centres. The property benefits from gas central heating and uPVC double glazing with the accommodation comprising of; Entrance hallway, extended kitchen diner, lounge, three bedrooms and shower room. Sitting within pleasant gardens with a driveway for off road parking, lawn front garden, private rear garden and detached garage. Viewing is highly recommended offered for sale with NO FORWARD CHAIN.

Chain Free £180,000

- HUMBERSTON VILLAGE LOCATION
- SEMI DETACHED BUNGALOW
- EXTENDED KITCHEN DINER
- LOUNGE
- THREE BEDROOMS
- SHOWER ROOM
- FRONT & REAR GARDENS
- OFF ROAD PARKING
- DETACHED GARAGE
- NO FORWARD CHAIN



MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

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ENTRANCE

Accessed via a half glazed uPVC door into the hallway.

HALLWAY

Having carpeted flooring and radiator fitted.



KITCHEN DINER

17'6" x 9'3" (5.34 x 2.84)

The extended kitchen diner benefits from a large range of wood fronted wall and base units with contrasting work surfaces and tiled splashbacks incorporating a composite sink and drainer, gas hob with extractor hood above and electric fan assisted oven and grill below. Integrated fridge and freezer with ample space for further appliances. Wall mounted boiler in matching larder unit. Finished with tiled flooring, radiator, dual aspect uPVC double glazed windows both with blinds fitted and a half glazed uPVC door to the side aspect. Having ample room for a family dining table.



KITCHEN DINER



KITCHEN DINER



KITCHEN DINER



LOUNGE

13'3" x 10'10" (4.04 x 3.31)

The lounge has a uPVC double glazed window with blinds fitted to the front aspect, coving to the ceiling, carpeted flooring, radiator and ornate white wood fire surround with marble hearth and back and gas fire.



LOUNGE



LOUNGE



BEDROOM ONE

12'9" x 10'10" (3.90 x 3.31)

The master bedroom is to the front aspect and has a uPVC double glazed window with blinds fitted, wood effect laminate flooring, radiator and a large rang of built in wardrobes with matching dressing table, draws, bedside cabinets and over head cupboards.



BEDROOM ONE



BEDROOM TWO

10'0" x 9'4" (3.05 x 2.87)

The second double bedroom is to the rear aspect and has a uPVC double glazed window with blinds fitted, carpeted flooring, radiator and built in wardrobes and handy airing cupboard.



BEDROOM THREE

10'11" x 6'8" (3.34 x 2.04)

The third bedroom has a uPVC double glazed window to the side aspect, carpeted flooring and radiator fitted.



SHOWER ROOM

6'10" x 5'6" (2.10 x 1.70)

The modern shower room benefits from a white three piece suite comprising of; Walk in shower with curved glazed screens and a beech coloured combination unit housing with hand wash basin and low flush wc with hidden cistern. Finished with full tiling to the walls and floor, heated towel rail, down lights to the ceiling and a uPVC double glazed window to the rear aspect with blinds fitted. Loft access to the ceiling.



OUTSIDE

THE GARDENS

The property has fenced boundaries with an open access driveway for handy off road parking with wooden gate leading to the further driveway and detached garage. The front garden is laid to lawn with a paved pathway leading to the front door. The private rear garden has fenced boundaries and is mainly laid to lawn with dual aspect paved patios ideal for outside entertaining.



THE GARDENS



THE GARDENS



DETACHED GARAGE

The brick built detached garage has an up and over door to the front with side courtesy door and is fitted with electric and lighting.



COUNCIL TAX BAND & EPC RATING

Council Tax Band - B

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. 72.2 sq. metres (776.8 sq. feet)



Total area: approx. 72.2 sq. metres (776.8 sq. feet)



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