Joy Walker

ESTATE AGENTS



Sherringham, 17 The Maples

Humberston, Grimsby, North East Lincolnshire DN36 4BT

IDEAL FOR FIRST TIME BUYERS is this contemporary styled TWO BEDROOM SEMI DETACHED HOUSE which is situated on the Par 3 Development close to Humberston Avenue. The well presented accommodation includes: Double height entrance hall, cloaks/wc, good sized lounge and fitted kitchen/breakfast room plus TWO DOUBLE BEDROOMS and a bathroom/wc to the first floor. Gas central heating system. Double glazing. Brick garage. Open plan front garden plus an enclosed rear garden which includes the Cyden iconic covered veranda.

- CONTEMPORARY STYLED SEMI DETACHED HOUSE
- LOCATED ON THE POPULAR PAR 3 DEVELOPMENT
- GOOD SIZED LOUNGE & KITCHEN/BREAKFAST ROOM
- CLOAKS/WC
- TWO DOUBLE BEDROOMS
- BATHROOM/WC
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- BRICK GARAGE
- IDEAL FOR FIRST TIME BUYERS







£215,000

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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.

ACCOMMODATION
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MEASUREMENTS
All measurements are approximate.

GROUND FLOOR
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NAME PLAQUE



ENTRANCE HALL
Approached through a substantial security door having a double glazed over light, this hallway is double height which includes a vaulted ceiling with a Velux window together with a tiled floor, radiator and downlights to the ceiling. The staircase leads up to the first floor and have useful storage below.



ENTRANCE HALL



CLOAKROOM/WC

6'3" x 4'10" (1.92 x 1.48)

This spacious cloakroom is fitted with a vanity unit which includes a semi recessed sink with cupboards below and a concealed wc. Above the wc is the gas fired boiler concealed within a matching cupboard. Heated towel rail and wall mounted coat hooks. Tiled flooring.



LOUNGE (REAR)

17'2" x 12'1" (5.24 x 3.7)

This excellent sized lounge has double glazed bi folding doors opening onto covered veranda and the rear garden. Radiator. Striking tiled flooring.



LOUNGE



KITCHEN/BREAKFAST ROOM

13'1" x 10'3" (3.99 x 3.14)

Fitted with a range of pale grey base and wall units incorporating a built in electric oven, gas hob which has an extractor chimney above together with an integrated dishwasher and fridge freezer. The complementary work surfaces are inset with a resin sink unit with space beneath for washing machine and the kitchen is completed by a matching breakfast bar which is ideal for informal dining. Inset spot lights to ceiling. Radiator. Double glazed window to the front elevation. Tiled flooring.



KITCHEN/BREAKFAST ROOM



KITCHEN/BREAKFAST ROOM

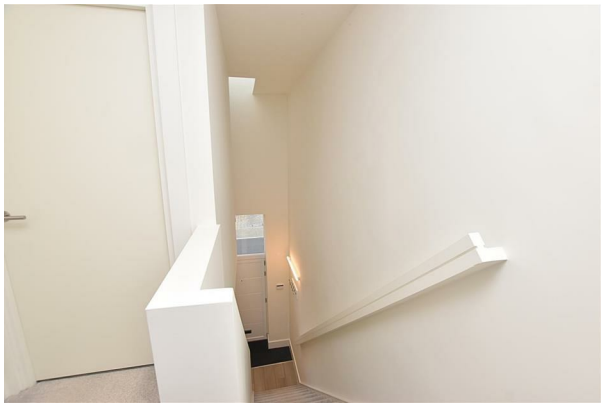


FIRST FLOOR

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LANDING

Radiator. Access to roof space.



BEDROOM 1 (FRONT)

13'6" x 11'9" (4.12 x 3.6)

This excellent principle bedroom has a radiator and a double glazed window to the front elevation.



BEDROOM 1



BEDROOM 2

13'7" x 9'8" (4.15 x 2.95)

This second double bedroom has a double glazed French windows to the rear elevation and radiator together with a bank of white fitted wardrobes.



BATHROOM/WC

7'1" x 6'10" (2.17 x 2.09)

Having a suite in white comprising a contemporary styled suite including a panelled bath having a shower over plus a vanity unit which includes a semi recessed sink with cupboards below and a concealed wc. Part tiling to walls, Inset spot lights to ceiling, extractor fan and a heated towel rail. Double glazed window to the rear elevaton.



OUTSIDE



THE GARDENS

The property stands in both front and rear gardens, the small fore garden stands behind a Laurel hedge and is gravelled for ease of maintenance with a block paved drive which provides excellent off road parking leading to the garage at the rear. The enclosed rear garden as previously mentioned includes the iconic Cyden Homes covered veranda which is ideal for outside entertaining plus a small lawn edged with raised borders and a paved patio which is situated at the rear of the garden.



THE GARDENS



DETACHED GARAGE

9'8" x 18'7" (2.97 x 5.68)
Up and over door to the rear, light and power.

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. in addition there is a green belt annual fee for the maintenance of the common areas which is in the region of £250 which could change. Confirmation / verification has been requested. Please consult us for further details.

COUNCIL TAX BAND & EPC RATING

Council Tax Band -
EPC -

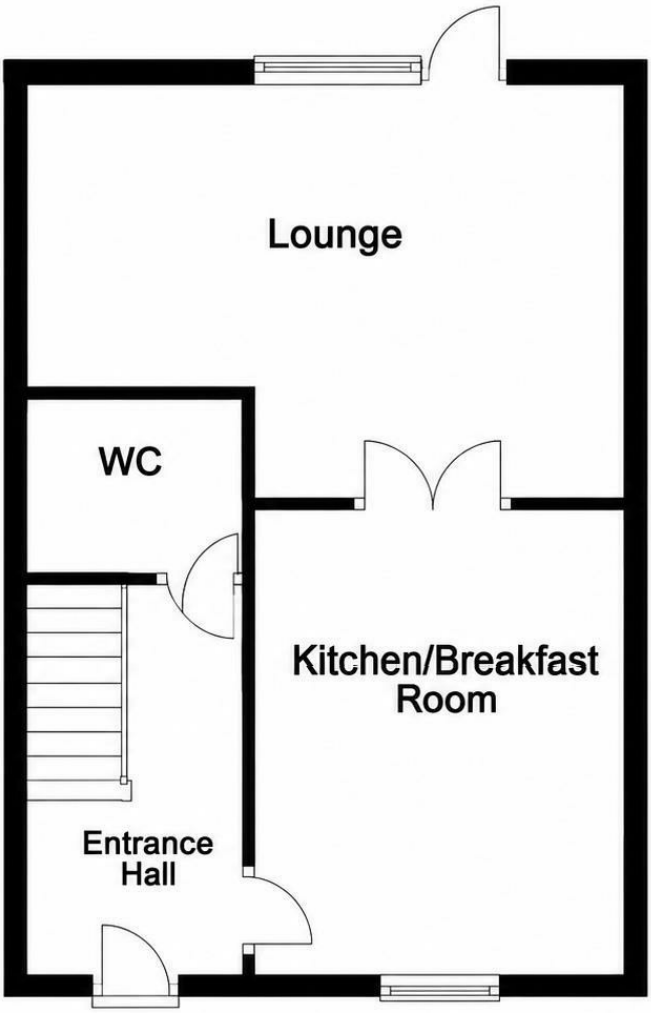
VIEWING ARRANGEMENTS

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

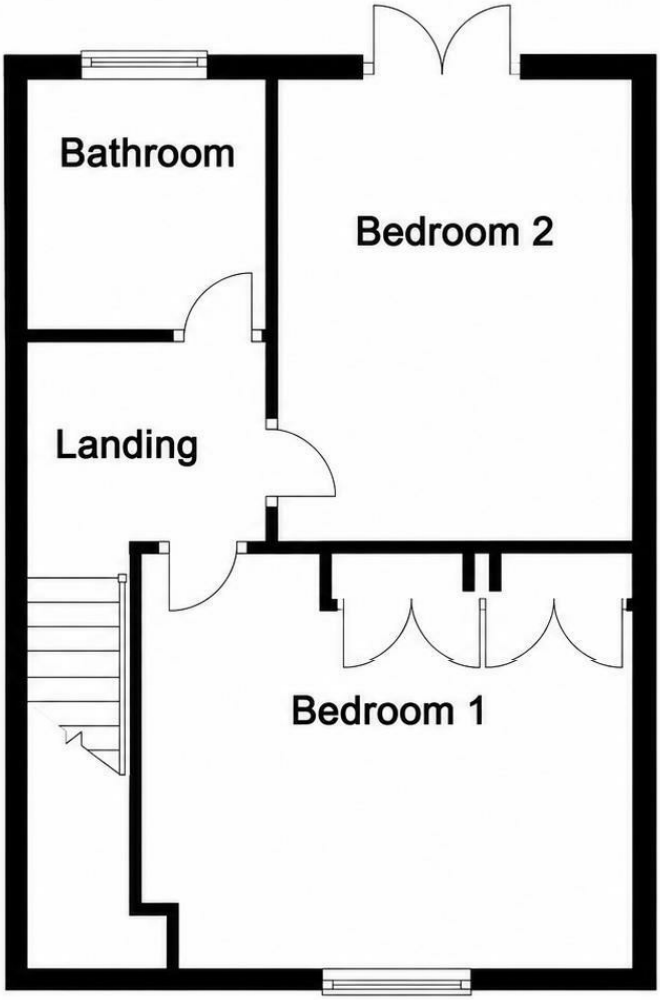
OPENING TIMES

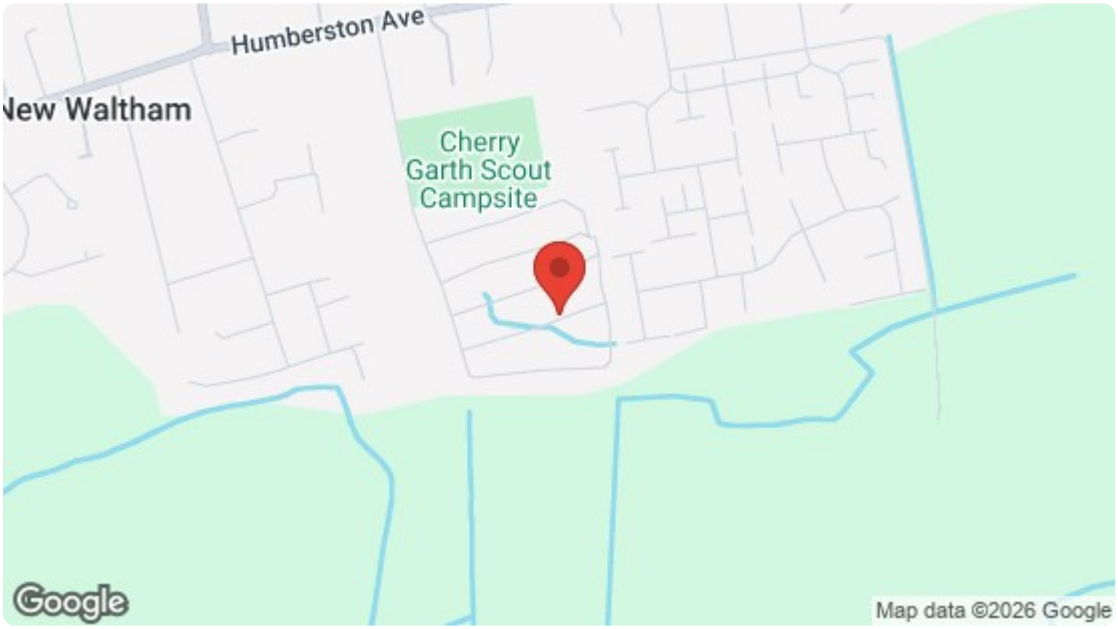
Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm

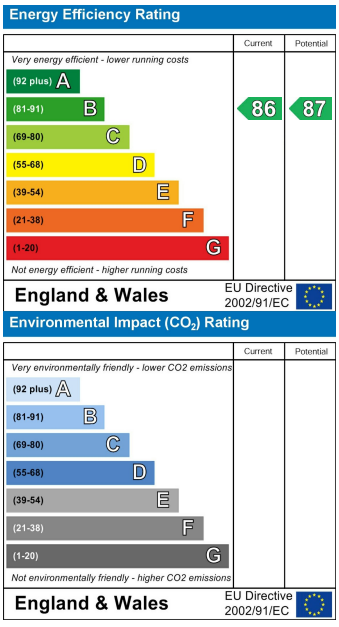
Ground Floor



First Floor







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.