



## 81 Queen Elizabeth Road Humberston, North East Lincolnshire DN36 4DE

We are delighted to offer for sale this FOUR BEDROOM DETACHED DORMER BUNGALOW situated with the popular village Humberston, close to all local amenities, good bus routes, highly regarded schools and a short distance from Cleethorpes Town centre and promenade. The property has been configured by the current owners to provide versatile living and benefits from gas central heating, security alarm and uPVC double glazing with the accommodation briefly comprising of; Reception hallway, lounge, kitchen, rear sitting room, two ground floor bedrooms, shower room and to the first floor two bedrooms. Enjoying well maintained gardens with a driveway for off road parking leading to a carport and rear paved garden for ease and detached garage. Viewing is highly recommended offered for sale with NO FORWARD CHAIN.

**Chain Free £229,950**

- HUMBERSTON LOCATION
- DETACHED DORMER BUNGALOW
- KITCHEN
- LOUNGE
- SITTING & DINING ROOM
- FOUR BEDROOMS
- SHOWER ROOM
- FRONT & REAR GARDENS
- 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 composite door with side light panels leading into the reception hallway.



### RECEPTION HALLWAY

The welcoming reception hallway has a uPVC double glazed window with blinds to the front aspect creating ample natural light with coving to the, dado rail, tiled flooring, two radiators and carpeted stairs with open wooden spindle balustrade leading to the first floor.



## KITCHEN

9'11" x 9'4" (3.03 x 2.86)

The kitchen benefits from a range of hand painted wall and base units with feature wicker draws and contrasting wood effect work surfaces, tiled splashbacks incorporating a ceramic sink and drainer, gas hob with extractor hood above and one and a half electric fan assisted ovens. Having ample space for under counter appliances and finished with wood effect vinyl flooring, radiator, uPVC double glazed window with modern white wooden slate blinds and have glazed uPVC door to the rear aspect.



## KITCHEN



## KITCHEN



## LOUNGE

14'0" x 10'10" (4.29 x 3.32)

The family lounge is to the front of the property with a uPVC double glazed window with blinds fitted the good sized room is finished with coving and ceiling rose to the ceiling, dado rail, wood effect laminate flooring and feature fireplace with wooden surround tiled hearth and back and electric fire.



## LOUNGE



## REAR SITTING ROOM

10'10" x 10'5" (3.32 x 3.18)

The rear sitting room has two uPVC double glazed light windows to the side aspect and is open plan to the dining area. Finished picture rail, radiator, wood effect laminate flooring and feature fireplace with black painted surround, matching mirror, tiled back and hearth.



## REAR SITTING ROOM



## REAR SITTING ROOM



## DINING AREA

10'3" x 4'7" (3.14 x 1.42)

Open from the rear sitting room with uPVC double glazed windows to the rear and side aspect and uPVC double glaze sliding patio door leading to the rear garden. Finished with continued decoration and flooring to the sitting area and radiator fitted.



## BEDROOM ONE (Ground Floor)

12'5" x 10'11" (3.80 x 3.33)

The master bedroom is to the ground floor with a uPVC double glazed bay window to the front aspect, coving to the ceiling, wood effect vinyl flooring and radiator.



## BEDROOM ONE



## BEDROOM TWO (Ground Floor)

10'10" x 6'11" (3.32 x 2.11)

The fourth bedroom is again to the ground floor with a uPVC double glazed window to the side aspect,, carpeted flooring, radiator and built in wardrobes.



## SHOWER ROOM

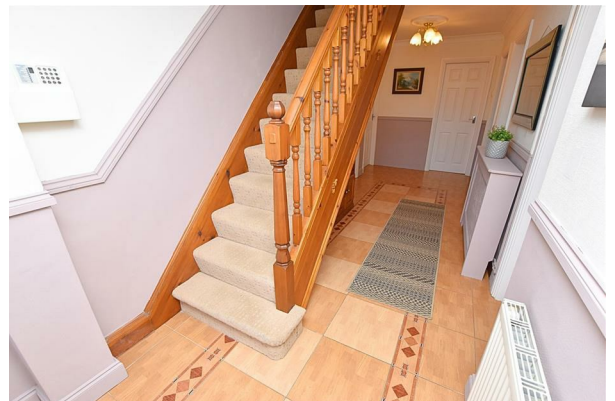
7'3" x 5'10" (2.21 x 1.78)

The shower room benefits from a white three piece suite comprising of; Walk in shower with glazed screen, pedestal hand wash basin and low flush wc. Finished with tiled walls, wood effect vinyl flooring, radiator and uPVC double glazed window to the rear aspect.



## STAIRS

Leading to the first floor bedrooms.



### BEDROOM THREE

14'7" x 7'4" (4.47 x 2.26)

The second double bedroom is to the first floor with a uPVC double glazed window to the rear aspect. Newly fitted carpeted flooring, radiator and eaves storage.



### BEDROOM FOUR

9'4" x 8'7" (2.85 x 2.62)

The fourth bedroom is to the front aspect with a uPVC double glazed window, newly fitted carpeted flooring and radiator.



## OUTSIDE

### THE GARDENS

The property stands with wall boundaries to the front and side aspect with double wrought iron access gates leading to the stone bond driveway ideal for off road parking. The front garden is mainly laid to lawn with mature planting. Double wooden gates lead you to the handy carport or storage area and in turn leads to the private rear garden with detached garage. The rear garden has fenced boundaries and is paved with feature slate areas providing ample patio areas to relax with your morning coffee and raised borders with mature planting.



### THE GARDENS



### DETACHED GARAGE

The detached garage has a remote roller door to the front and is fitted with electric and lighting.

### 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.

### **COUNCIL TAX BAND & EPC RATING**

Council Tax Band - C

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

Approx. 71.2 sq. metres (766.8 sq. feet)

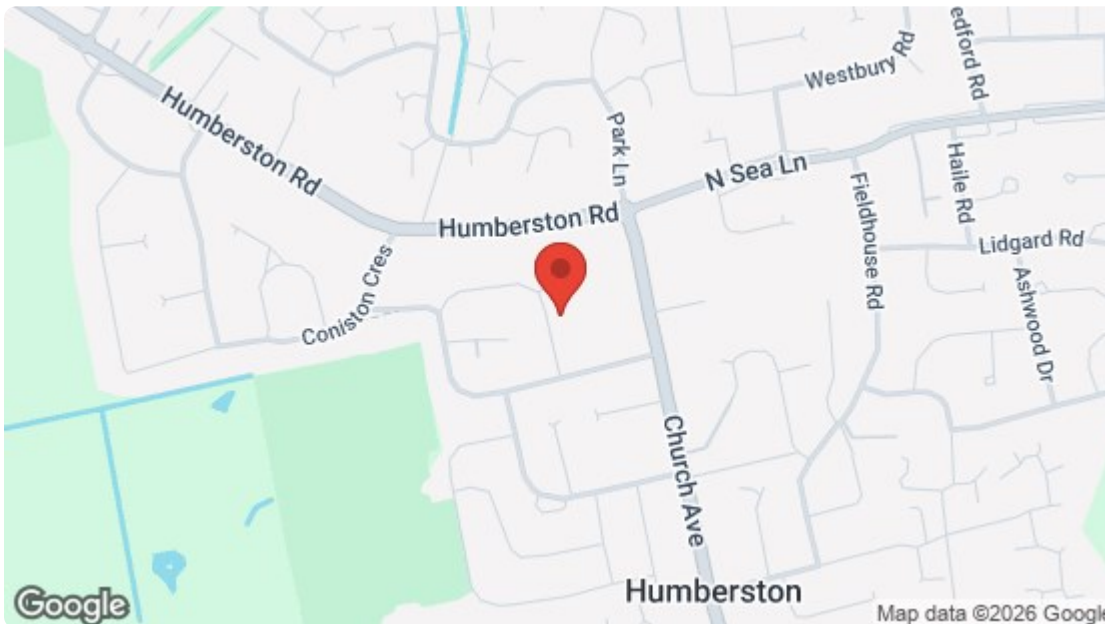


## First Floor

Approx. 20.5 sq. metres (221.0 sq. feet)



Total area: approx. 91.8 sq. metres (987.8 sq. feet)



| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         | 82        |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       | 69      |           |
| (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 <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.