



1 Cleve Ness Drive Humberston, Grimsby, North East Lincolnshire DN36 4XS

We are delighted to offer for sale this TWO BEDROOM DETACHED BUNGALOW situated within the heart of Humberston village close to all local amenities, good bus routes, highly regarded schools and a short drive to Cleethorpes boating lake, town centre and seafront. The property benefits from gas central heating and uPVC double glazing with the accommodation comprising of; Entrance hall, kitchen diner, lounge, two double bedrooms and bathroom. Situated within mature gardens with dual aspect driveways, lawn garden to the side and low maintenance rear garden with two paved patio areas. Detached garage with electric and lighting. Viewing is highly recommended.

£190,000

- HUMBERSTON VILLAGE LOCATION
- DETACHED BUNGALOW
- KITCHEN DINER
- LOUNGE
- TWO DOUBLE BEDROOMS
- BATHROOM
- GAS CENTRAL HEATING
- uPVC DOUBLE GLAZING
- DUAL ASPECT DRIVEWAYS
- DETACHED GARAGE



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 by the front of the property through a uPVC double glazed door leading into the hallway.

HALLWAY

Having coving to the ceiling, carpeted flooring and built in storage cupboard.

KITCHEN DINER

13'10" x 9'6" (4.24 x 2.92)

The kitchen diner benefits from a range of wood effect wall and base units with contrasting worksurfaces with tiled splashbacks incorporating a stainless steel sink and drainer, gas hob with extractor hood above and electric fan assisted oven beneath and ample further space for an automatic washing machine and fridge freezer. Wall mounted boiler in matching unit. Finished with dual aspect uPVC double glazed windows and uPVC double glazed side access door, tiled flooring and radiator. Having ample space for a family dining table.



KITCHEN DINER



KITCHEN DINER



KITCHEN DINER



KITCHEN DINER



LOUNGE

17'2" x 11'8" (5.24 x 3.57)

The lounge has a uPVC double glazed square bay window to the front aspect, coved ceiling, carpeted flooring, radiator and feature painted wood fire surround with marble style back and hearth and electric fire fitted.



LOUNGE



LOUNGE



BEDROOM ONE

12'10" x 9'7" (3.92 x 2.94)

The first double bedroom is to the front of the property with a uPVC double glazed square bay window, carpeted flooring, coved ceiling and radiator.



BEDROOM ONE



BEDROOM TWO

11'1" x 7'10" (3.39 x 2.39)

The second double bedroom is to the rear of the property with a uPVC double glazed window, coved ceiling, carpeted flooring and radiator.



BATHROOM

6'4" x 5'5" (1.95 x 1.66)

Benefitting from a white three piece suite comprising of; Bath with shower over, pedestal hand wash basin and low flush wc. Finished with tiled walls and floor, radiator and uPVC double glazed window to the rear aspect.



OUTSIDE

THE GARDENS

The property enjoys a corner position with walled boundaries and dual aspect driveways, one being stonebond and both with double wrought iron gates. The garden has mature hedging and planting and is laid to lawn to the front and side. The rear garden is of low maintenance and is laid with a mixture of single and paved patio areas, one having a wooden gazebo above.



THE GARDENS



THE GARDENS



THE GARDENS



SIDE DRIVE



FRONT VIEW

GARAGE

Detached garage with double wooden doors to the front aspect, fitted with electric and lighting.

COUNCIL TAX BAND & EPC RATING

Council Tax Band - C

EPC -

TENURE - FREEHOLD

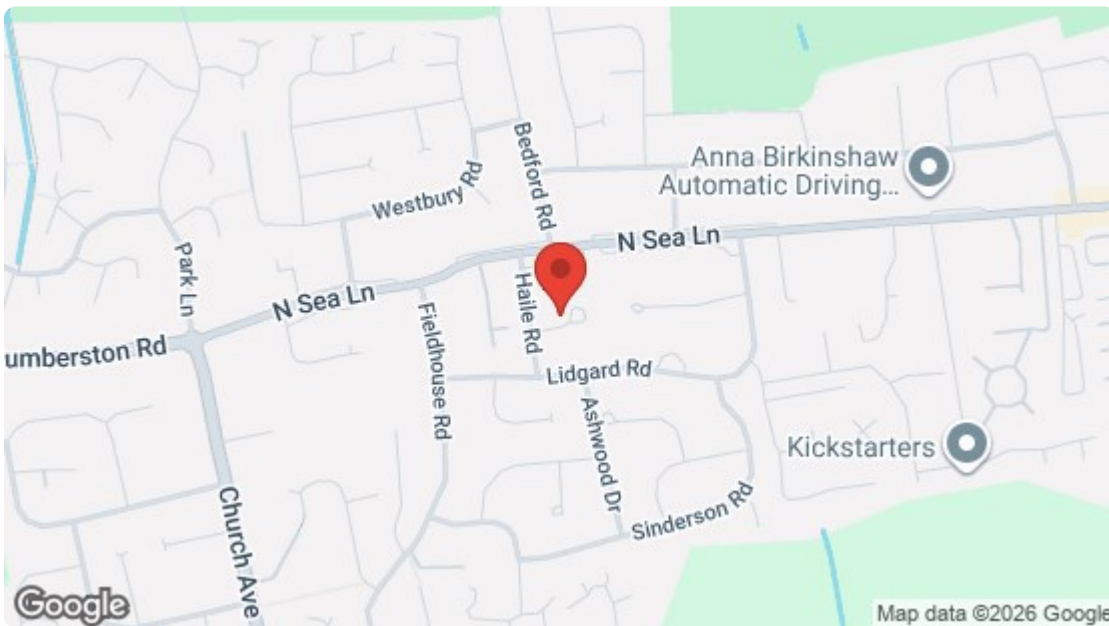
We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

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



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 firm's employment 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.