

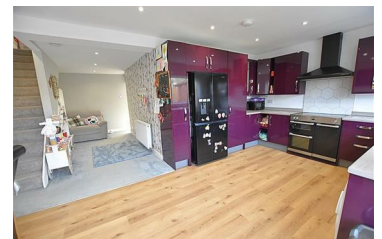


## 62 Boundary Road Grimsby, North East Lincolnshire DN33 3BQ

We are delighted to offer for sale this extended and deceptively spacious FIVE BEDROOM SEMI DETACHED DORMER BUNGALOW situated within the popular residential area of Scartho on the boundary of Waltham conveniently located close to local amenities, highly regarded schools and with easy access to both Grimsby and Cleethorpes town centres. Extended by the current vendors to create a generous family home with quirky and individual touches, the accommodation benefits from gas central heating and uPVC double glazing and briefly comprises a reception hall with study area with ample storage, a living kitchen diner with open-plan staircase with to a feature snug/reading area with shelving, a separate lounge, one double bedrooms and a ground floor shower room. To the first floor is a master bedroom with en suite shower room, three further double bedrooms and a family bathroom. Externally the property stands with lawned front garden with extended paved parking area and driveway providing further parking, while the rear offers a lawned garden with paved patio, detached garage with remote door, covered seating area and play apparatus and sand pit for children. An amazing family home where viewing is highly recommended.

**£230,000**

- SCARTHO VILLAGE LOCATION
- EXTENDED SEMI DETACHED DORMER BUNGALOW
- LIVING KITCHEN DINER
- LOUNGE
- FIVE BEDROOMS
- THREE BATHROOMS
- RECEPTION HALL STUDY AREA
- GAS CENTRAL HEATING & uPVC DOUBLE GLAZING
- DETACHED GARAGE UNDERCOVER SEATING/PLAY AREA
- VIEWING HIGHLY RECOMMENDED



## MEASUREMENTS

All measurements are approximate.

## ACCOMMODATION

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## ENTRANCE

Accessed to the side of the property via a modern composite door.

## RECEPTION HALL/STUDY/OFFICE

12'0" x 10'0" (3.66 x 3.07)

The welcoming hallway/study or office has tiled effect LVT flooring with down lights to the ceiling, built in cloaks and storage cupboard and a uPVC double glazed door to the front aspect. Oak connecting doors leading to the further accommodation.



## RECEPTION HALL/STUDY/OFFICE



## LIVING KITCHEN DINER

19'7" x 9'7" (5.99 x 2.93)

The open plan living kitchen area is the true hub of the home and benefits from a modern high gloss plum wall and base units with contrasting wood effect work surfaces and matching upstands incorporating a composite sink and drainer, Belling electric range cooker with induction hob, tiled splash back and black chimney style extractor hood. Integrated dish washer, space for an American style fridge freezer and further space for an automatic washing machine. Having ample space for a family dining table. Finished with down lights to the ceiling, wood effect LVT flooring, uPVC double glazed window and French doors with side light panels overlooking the rear garden. Open plan to the snug and rear area.



## LIVING KITCHEN DINER





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### SNUG/READING AREA

14'6" x 10'10" (4.44 x 3.31)

The handy snug reading area is open plan to the kitchen diner and has been adapted by the current vendors to create a fabulous reading/play area for the children with a feature wendy house built into the stair well, finished with down lights to the ceiling, carpeted flooring, radiator and carpeted stairs with built in shelving leading up the stairs ideal for books.



### SNUG/READING AREA



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## LOUNGE

15'5" x 10'11" (4.72 x 3.35)

The lounge is a good size with a uPVC double glazed bay window to the front aspect, carpeted flooring and radiator. Ample built in storage with electric sockets.





## LOUNGE



## LOUNGE



## BEDROOM FIVE (GROUND FLOOR)

9'10" x 9'4" (3.01 x 2.86)

The ground floor double bedroom has a uPVC double glazed window, carpeted flooring and radiator.



## SHOWER ROOM (GROUND FLOOR)

6'4" x 5'6" (1.94 x 1.68)

The modern shower room benefits from a white three piece suite comprising of; Walk in shower with rainfall head, glazed screen and Aqua panelling to the splash back areas, high gloss grey combination unit with hand wash basin and low flush wc with hidden cistern and handy storage. Finished with down lights to the ceiling, resin flooring, heated towel rail and uPVC double glazed window to the side aspect.



## FIRST FLOOR

## FIRST FLOOR LANDING

The landing has continued carpeted flooring, down lights to the ceiling, handy open storage shelves and radiator. Oak connecting doors to the further bedrooms and bathroom.



## MASTER BEDROOM

17'3" x (5.27 x )

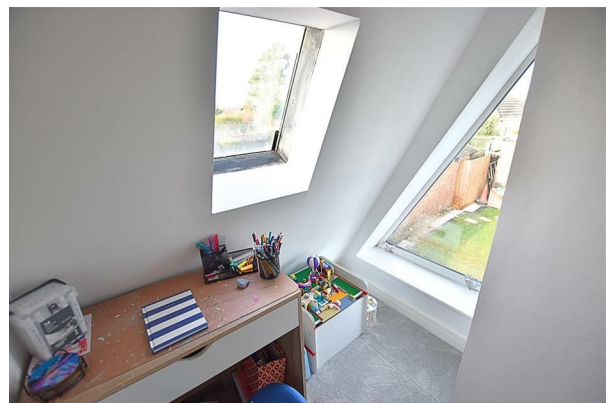
The master bedroom has a Velux style window and feature triangle light window and is finished with carpeted flooring, radiator and built in open storage wardrobe with shelving.



## MASTER BEDROOM



## MASTER BEDROOM





### EN SUITE SHOWER ROOM

6'9" x 4'3" (2.07 x 1.31)

Benefitting from a white three piece suite comprising of; Corner shower with dual head one being rainfall and curved screens, pedestal hand wash basin and low flush wc. Complemented with aqua style panelling to the walls, down lights, heated towel rail, extractor fan and Velux style window to the side aspect.



### EN SUITE SHOWER ROOM



### BEDROOM TWO

11'3" x 9'10" (3.44 x 3.02)

The second double bedroom has a uPVC double glazed window to the front aspect, carpeted flooring, radiator and built in feature shelving.



### BEDROOM THREE

11'3" x 9'0" (3.43 x 2.75)

The third double bedroom is again to the front aspect with a uPVC double glazed window, carpeted flooring, radiator and built in open wardrobe and shelving.



## BEDROOM FOUR

10'2" x 9'10" (3.10 x 3.02)

The fourth double bedroom has a built in high rise bed with open shelving having hanging rails for clothes, steps up with storage, carpeted flooring, radiator and uPVC double glazed window to the side aspect.



## BEDROOM FOUR



## FAMILY BATHROOM

11'7" x 5'8" (3.54 x 1.75)

Benefitting from a white three piece suite comprising of; Corner bath, light grey gloss combination unit with hand wash basin and low flush wc with hidden cistern. Finished with Aqua style panelled walls, wood effect LVT flooring, heated towel rail and uPVC double glazed window to the side aspect.



## OUTSIDE

### THE GARDENS

The property sits back from the road with a lawned front garden with extended paved parking area and matching paved driveway leading to the side of the property providing ample off road parking for a growing family. Fenced side boundaries. The private rear garden has fenced boundaries and is laid to lawn with a porcelain paved patio area and fabulous children's play area with under cover seating or stage, apparatus, sand pit all with resin flooring for safety. The garage has an electric roller door to the front and further courtesy door and is fitted with electric and lighting.





THE GARDENS



THE GARDENS



PLAY AREA



PLAY AREA



## REAR VIEW



## FRONT GARDEN



## DRIVEWAY



## 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.

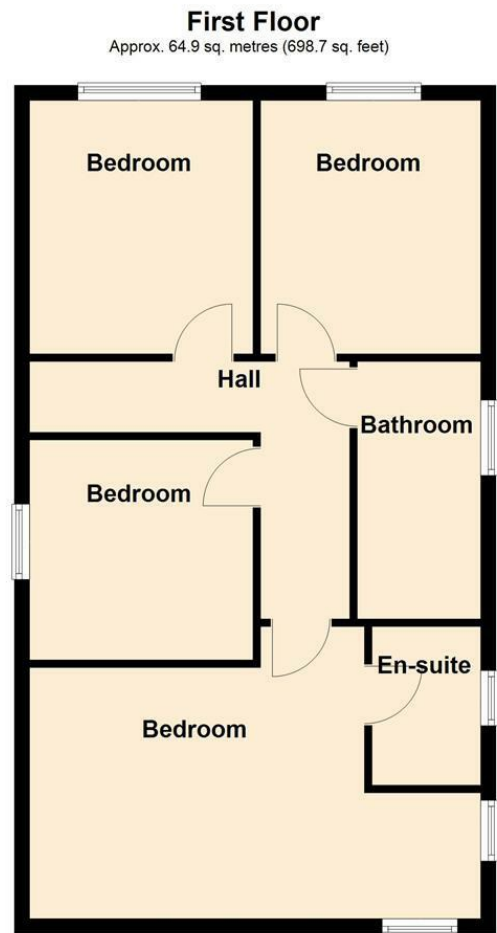
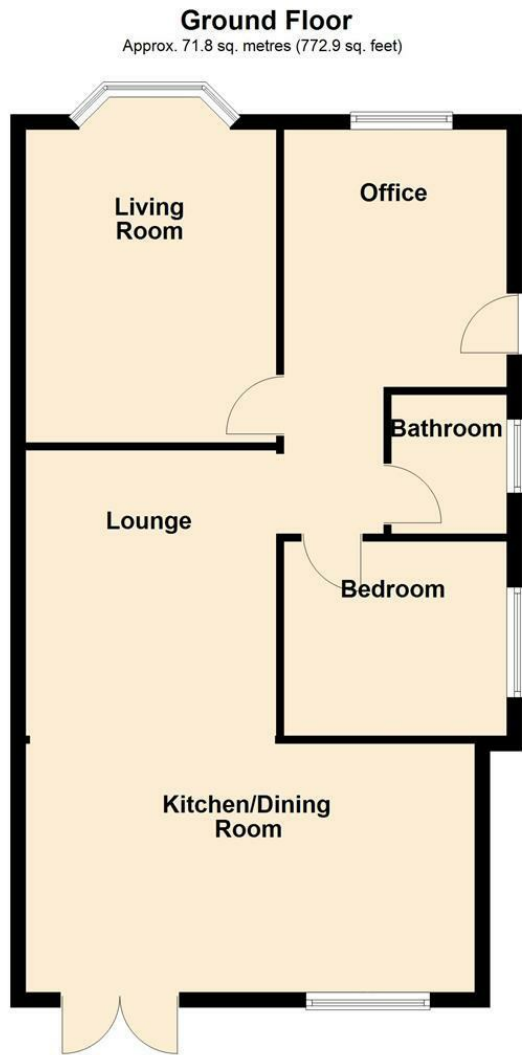
## VIEWING ARRANGEMENTS

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





Total area: approx. 136.7 sq. metres (1471.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> 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.