



## 7 Ashwood Drive Humberston, North East Lincolnshire DN36 4TX

Welcome to this charming three/four bedroom semi-detached dormer bungalow nestled in the sought-after location of Humberston. Situated close to local amenities, convenient bus routes, a delightful cafe, and a short distance from Cleethorpes seafront, this residence offers both comfort and convenience. The accommodation is thoughtfully arranged, featuring a through lounge diner, a versatile kitchen day room or fourth bedroom, a master bedroom, and a shower room on the ground floor. Ascend to the first floor to discover two additional double bedrooms. The property boasts well-maintained gardens with brick boundaries, a front and side lawn, and a private, low-maintenance rear garden with a paved patio. Completing this offering is off-road parking and a detached garage. This is an opportunity to make it your own, as this property is offered for sale with no forward chain.

**Chain Free £200,000**

- SEMI DETACHED DORMER BUNGALOW
- SOUGHT AFTER LOCATION
- THREE/FOUR BEDROOMS
- KITCHEN
- THROUGH LOUNGE DINER
- SHOWER ROOM
- PRIVATE REAR GARDEN
- OFF ROAD PARKING
- DETACHED GARAGE
- NO FORWARD CHAIN



## MEASUREMENTS

All measurements are approximate.

## ACCOMMODATION

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## GROUND FLOOR

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### ENTRANCE

Accessed via a Glazed uPVC door with side light panels.

### PORCH

Having carpeted flooring and wooden glazed doors with side light panels.

### HALLWAY

The reception hall way has carpeted flooring with carpeted stairs leading to the first floor having white wooden spindle balustrade. Radiator.



### HALLWAY

Additional Photograph



## LOUNGE DINING ROOM

23'2" x 11'0" (7.08 x 3.37)

The through lounge diner has an open arch to separate the space and provides ample room for the family dining table and lounge area. Having a uPVC double glazed bow window to the front aspect and uPVC double glazed French door leading to the rear garden. Finished with coved ceiling, carpeted flooring and two radiators. Feature ornate wooden fire surround with tiled back and hearth and electric fire fitted.





## LOUNGE DINING ROOM

Additional Photograph



## LOUNGE DINING ROOM

Additional Photograph



## LOUNGE DINING ROOM

Additional Photograph



## KITCHEN

10'9" x 10'2" (3.30 x 3.12)

The kitchen benefits from a range of white wall and base units with contrasting grey trim and work surfaces, finished with tiled splashbacks and incorporates a composite sink and drainer, electric hob with electric fan assisted oven beneath, integrated fridge and freezer and ample space for further appliances. Wall mounted boiler housed in matching unit. Tiled effect laminate flooring and uPVC double glazed window and half glazed door leading to the rear garden.



## KITCHEN

Additional Photograph



## STUDY/WORK ROOM OR FOURTH BEDROOM

10'8" x 7'0" (3.26 x 2.15)

Accessed from the kitchen with uPVC double glazed window to the side aspect. carpeted flooring and radiator. This room could possibly be opened up to provide a kitchen diner.



## BEDROOM ONE (Ground Floor)

12'5" x 10'11" (3.81 x 3.35)

The largest of the bedrooms is to the ground floor and has a uPVC double glazed bay window to the front aspect. Carpeted flooring, radiator and built in wall to wall wardrobes with sliding doors, two of which are mirrored.



## BEDROOM ONE

Additional Photograph





## **SHOWER ROOM**

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

The shower room is fitted with a four piece suit which comprises of; Walk in shower with glazed screens, electric shower fitted and finished with Aqua boarded panelling, hand wash basin set above a handy vanity unit, wc and bidet. Finished with vinyl flooring, radiator and uPVC double glazed window to the rear.



## **FIRST FLOOR**

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## **FIRST FLOOR LANDING**

Having carpeted flooring and handy storage cupboard.

## **BEDROOM TWO**

14'1" x 8'4" (4.30 x 2.55)

To the rear of the property with a uPVC double glazed window, carpeted flooring and radiator.



## **BEDROOM THREE**

11'6" x 8'6" (3.52 x 2.61)

Having a uPVC double glazed window to the front aspect, carpeted flooring radiator and built in storage cupboard.



## **OUTSIDE**

## **GARDENS**

Having gardens to the three sides of the property with the front and side being mainly laid to lawn with pathways leading to the front access door, shingle borders and low walled boundaries. To the side of the property leading to the rear garden is a wooden gate. The private rear garden have fenced boundaries and double wooden gates accessed via Chapman Crescent leading to the off road parking and detached garage. The rear garden is mainly low maintenance with a paved patio area, feature shingle area ideal for potted plants, timber shed and greenhouse.



## GARDENS

Additional Photograph



## GARDENS

Additional Photograph



## GARDENS

Additional Photograph



## GARDENS

Additional Photograph



## GARDEN



## GARDEN



## GARAGE

Brick built single garage with up and over door. Fitted with electric and lighting.

## GENERAL INFORMATION

The property is subject probate has been applied for February 2024.

## COUNCIL TAX BAND

Council Tax Band B

## 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		84
(81-91) B		
(69-80) C		
(55-68) D	64	
(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.