



## 5 Lomond Grove Grimsby, North East Lincolnshire DN36 4BD

We are delighted to offer for sale this FOUR/FIVE BEDROOM DETACHED DORMER BUNGALOW situated within the heart of Humberston village close to all local amenities with easy access to both Grimsby and Cleethorpes Town Centres. The property is in need of general modernisation however benefits from gas central heating and uPVC double glazing with the accommodation briefly comprising of; Entrance porch, reception hall, kitchen diner, lounge, two ground floor bedrooms, study/fifth bedroom, bathroom (Ground floor) and to the first floor two further double bedrooms. Enjoying a cul de sac position with well maintained gardens and detached garage. Viewing is highly recommended offered for sale with NO FORWARD CHAIN.

**Chain Free £220,000**

- DETACHED DORMER BUNGALOW
- KITCHEN DINER
- LOUNGE
- FOUR BEDROOMS
- STUDY/FIFTH BEDROOM
- BATHROOM
- GAS CENTRAL HEATING
- uPVC DOUBLE GLAZING
- FRONT & REAR GARDENS
- NO FORWARD CHAIN



## MEASUREMENTS

All measurements are approximate.

## ACCOMMODATION

### ENTRANCE PORCH

Accessed via a glazed uPVC double glazed door into the entrance porch. Finished with coving to the ceiling, wood effect laminate flooring and glazed door to the reception hallway.



### RECEPTION HALLWAY

Having continued wood effect laminate flooring and wooden staircase with wood balustrade and carpeted flooring leading to the first floor. Radiator and built in storage cupboard.



### HALLWAY



### KITCHEN DINER

13'1" x 8'10" (4.01 x 2.70)

The kitchen diner benefits from a range of wood fronted wall and base units with contrasting worksurfaces and tiled splashbacks incorporating a stainless steel sink and drainer, gas hob having extractor hood above and electric fan assisted oven, ample space for an under counter fridge and automatic washing machine. Finished with coving to the ceiling, tiled effect effect laminate flooring, radiator, wall mounted boiler, dual aspect uPVC double glazed windows and a fully glazed uPVC double glazed door to the side aspect. Ample room for a dining table.



KITCHEN DINER



KITCHEN DINER



KITCHEN DINER



KITCHEN DINER



### **LOUNGE**

14'6" x 12'5" (4.42 x 3.80)

The lounge has a uPVC double glazed window to the front aspect, coving to the ceiling, carpeted flooring and radiator. Having a feature brushed stone fire place with inset living flame gas fire.



### **LOUNGE**



### **BEDROOM ONE**

10'11" x 10'11" (3.34 x 3.34)

The first ground floor double bedroom is to the rear of the property with a uPVC double glazed window overlooking the garden. Finished with carpeted flooring and radiator.



### **BEDROOM TWO/DINING ROOM**

10'11" x 8'11" (3.34 x 2.72)

This multi purpose room can double up as a bedroom, dining room or second sitting room. Having a uPVC double glazed window to the rear, carpeted flooring and radiator.



### **BEDROOM FIVE/OFFICE**

7'8" x 6'11" (2.34 x 2.11)

The fifth bedroom or office is again to the ground floor with a uPVC double glazed window to the rear aspect, carpeted flooring and radiator.



### **BATHROOM**

8'7" x 5'8" (2.64 x 1.73)

The bathroom benefits from a white three piece suite comprising of; P-Shaped bath with shower over and curved glazed screen, wood effect combination unit housing the hand wash basin and low flush wc with hidden cistern and ample storage cupboards. Finished with a matching wall unit and mirror, Aqua panelled walls, down lights, heated towel rail, tiled effect laminate flooring and a uPVC double glazed window to the side aspect.



### **FIRST FLOOR**

#### **FIRST FLOOR LANDING**

Having continued carpeted flooring and a uPVC double glazed window to the rear aspect.

#### **BEDROOM THREE**

13'6" x 12'8" (4.12 x 3.87)

This double bedroom has a uPVC double glazed window to the rear aspect, carpeted flooring, radiator, built in storage cupboards and further eaves storage.



#### **BEDROOM THREE**



## BEDROOM FOUR

13'5" x 11'5" (4.10 x 3.50)

Having a uPVC double glazed window to the rear aspect, carpeted flooring, radiator, built in storage cupboards and eaves storage.



## BEDROOM FOUR



## OUTSIDE

### THE GARDENS

The property enjoys a cul de sac position with a mixture of walled and fenced boundaries to the front and sides. The front garden is mainly laid to lawn with well established planting and a driveway providing ample off road parking for several vehicles having access to both side of the property to the rear garden. The private rear garden is has a sunny aspect and is mainly laid to lawn with a paved patio area. Having a hedged rear boundary.



### THE GARDENS



## THE GARDENS



## THE GARDENS



## REAR VIEW



## DETACHED GARAGE

The detached garage has an up and over door to the front aspect.

## 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 -

## OPENING TIMES

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

## VIEWING ARRANGEMENTS

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

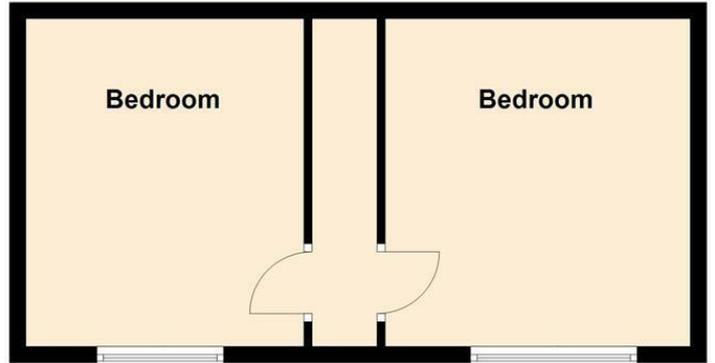
### Ground Floor

Approx. 67.6 sq. metres (727.7 sq. feet)

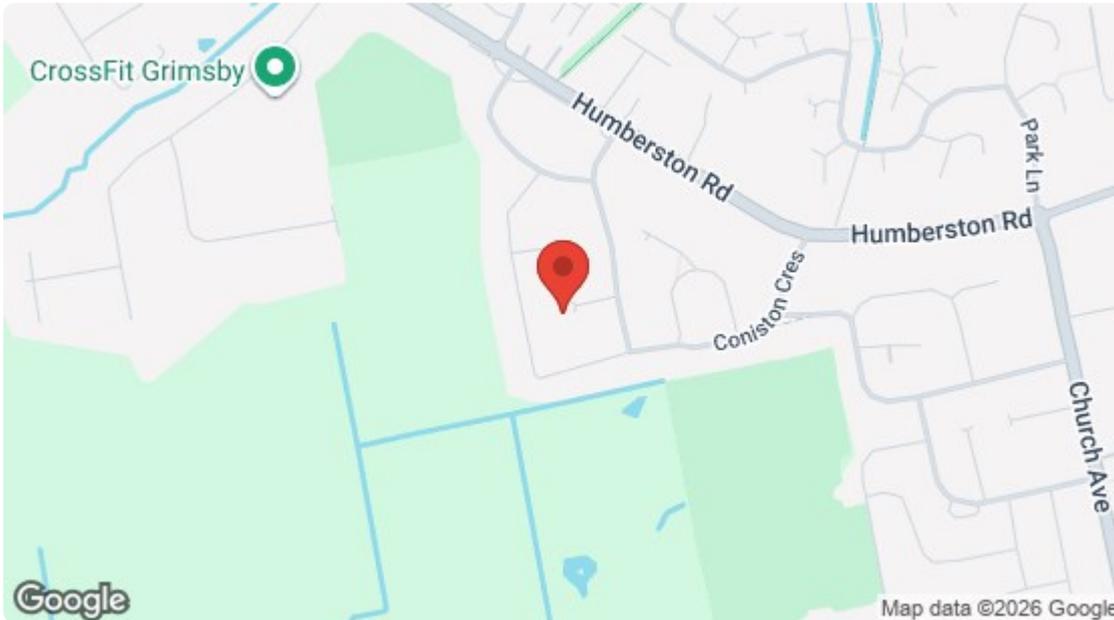


### First Floor

Approx. 32.9 sq. metres (353.9 sq. feet)



Total area: approx. 100.5 sq. metres (1081.6 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>			
(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			
		67	79
<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>			
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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 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.