Joy Walker

ESTATE AGENTS



1 St. Mary's Close, Old Clee

Grimsby, North East Lincolnshire DN32 8LW

A rare opportunity to acquire this exceptional five-bedroom detached bungalow, located within the highly sought-after Old Clee area of Grimsby. Properties of this calibre and size seldom come to the market, making this an opportunity not to be missed. Conveniently positioned close to local shops, regular bus routes and excellent motorway links, the property is presented in outstanding condition throughout and finished to a high standard. Benefitting from gas central heating and uPVC double glazing, the spacious accommodation comprises a welcoming reception hallway, fitted kitchen, generous lounge, impressive conservatory spanning the full width of the property, five well-proportioned bedrooms, family bathroom and separate walk-in shower room. Occupying a substantial plot, the property enjoys ample off-road parking, a lawned front garden and a beautifully maintained south-facing rear garden with fenced boundaries, extensive lawns and dual-aspect paved patio areas, ideal for outdoor entertaining. Further complemented by a detached garage with power and lighting, this superb home is offered for sale with no forward chain. Viewing is highly recommended to fully appreciate all that this wonderful property has to offer.

- DETACHED BUNGALOW
- SOUGHT-AFTER OLD CLEE LOCATION
- IMMACULATELY PRESENTED
- KITCHEN
- LOUNGE
- FIVE BEDROOMS
- FAMILY BATHROOM
- WALK IN SHOWER ROOM
- SOUTHERLY FACING REAR GARDEN
- NO FORWARD CHAIN







Offers Over £350,000

58 St Peters Avenue, Cleethorpes, Lincolnshire, DN35 8HP Telephone: 01472 200818 Fax: 01472 200618

www.joywalker.co.uk

MEASUREMENTS
All measurements are approximate.

ACCOMMODATION
.

ENTRANCE
Accessed via a uPVC double glazed door with side light panels into the reception hallway.



HALLWAY
The reception hallway sets the tone for the rest of the home with tiled flooring, coved ceiling, solid wood connecting doors and radiator.



HALLWAY



KITCHEN
14'5" x 10'2" (4.41 x 3.10)
The kitchen is a good size and benefits from a range of hertiage style cream front wall and base units with contrasting work surfaces and tiled splashbacks incorporating a ceramic sink and drainer, gas hob with black chimney style extractor hood above, double electric fan assisted oven, integrated fridge freezer, dishwasher and washing machine. Finished with down lights to the ceiling, radiator, tiled effect flooring, uPVC double glazed window to the side aspect and uPVC double glazed French doors leading into the conservatory.



KITCHEN



KITCHEN



KITCHEN



LOUNGE

19'4" x 11'8" (5.90 x 3.58)

The lounge is a great size with uPVC double glazed French doors with side light panels open into the conservatory, further light from a uPVC doudle glazed window to the side aspect, solid wood flooring, coved ceiling and two radiators.



LOUNGE



LOUNGE



LOUNGE



CONSERVATORY

28'2" x 10'8" (8.60 x 3.27)

This fabulous addition spans the width of the property and is of brick base with uPVC double glazing above, French doors leading to the rear garden and a further door leading to the driveway. A faboulous entertaining area or quite space to enjoy the sunny evenings. Finished with a media wall, perfect fit blinds, radiator and tiled flooring.



CONSERVATORY



CONSERVATORY



CONSERVATORY



HALLWAY

Leading to the bedrooms and bathrooms.



MASTER BEDROOM

14'7" x 9'1" (4.46 x 2.77)

To the front of the property with a uPVC double glazed window with blinds fitted, solid wood flooring and radiator.



BEDROOM TWO

14'1" x 9'1" (4.31 x 2.78)

The second bedroom has a uPVC double glazed window to the side aspect, solid wood flooring, radiator and a range of built in wardrobes.



BEDROOM THREE

12'9" x 9'3" (3.89 x 2.84)

To the front aspect of the property with a uPVC double glazed window with blinds fitted, solid wood flooring, radiator and built in wardrobes.



BEDROOM THREE



BEDROOM FOUR

10'11" x 9'1" (3.33 x 2.78)

The fourth double bedroom has a uPVC double glazed window to the side aspect, coved ceiling, solid wood flooring, radiator and wall to wall fitted wardrobes with sliding mirrored doors.



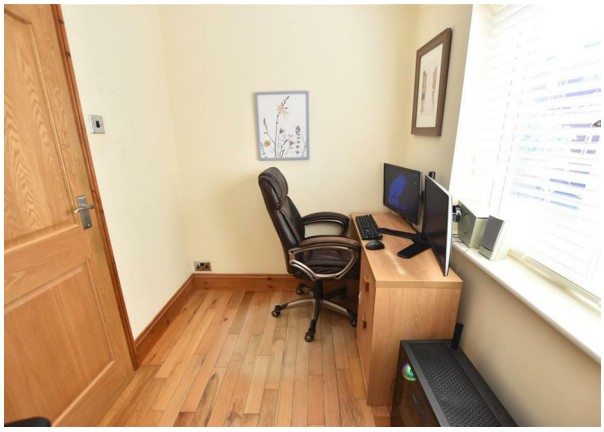
BEDROOM FOUR



BEDROOM FIVE/STUDY

8'11" x 5'11" (2.72 x 1.82)

The fifth bedroom is currently being used as a office and has a uPVC double glazed window to the side aspect with blinds fitted, coved ceiling, solid wood flooring and radiator.



SHOWER ROOM

6'0" x 2'9" (1.85 x 0.86)

The walk in wet room has a shower fitted down lighting and extractor fan with full tiled walls and floor.

FAMILY BATHROOM

8'11" x 6'0" (2.72 x 1.85)

The family bathroom benefits from a white three piece suite comprising of; Bath with shower over and glazed screen, vanity hand wash unit with handy storage and a low flush wc. Finished with neutral tiling to the walls and floor, coved ceiling, extractor fan, heated towel rail and a uPVC double glazed window to the side aspect with blind fitted.



OUTSIDE

THE GARDENS

The property enjoys a great sized plot with a walled boundary to the front with double wrought iron entrance gates leading to the large driveway which provides ample off road parking, fenced side boundaries and double wooden gates lead to the rear garden. The front garden is laid to lawn. The southerly facing rear garden has fenced boundaries with slate feature borders and is laid to lawn with dual aspect paved patios ideal for outside entertaining or lazy summer afternoons.



THE GARDENS



THE GARDENS



THE GARDENS



THE GARDENS



THE GARDENS



DETACHED GARAGE

The brick built garage has an up and over door to the front aspect, side window and courtesy door leading into the garden and is fitted with electric and lighting.

FRONT VIEW



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 - D
EPC -

VIEWING ARRANGEMENTS

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

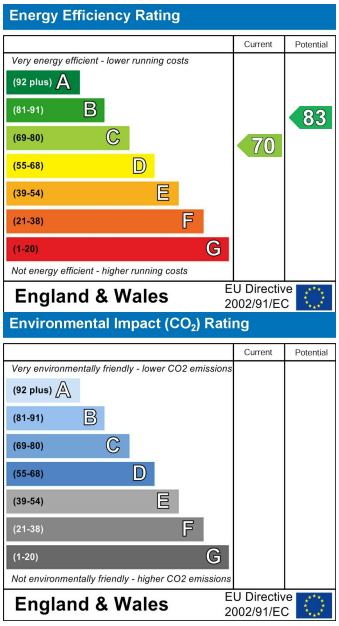
OPENING TIMES

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



Total area: approx. 145.3 sq. metres (1563.9 sq. feet)





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.