



## 2 Tetney Road Humberston, Grimsby, North East Lincolnshire DN36 4JD

Standing on this prominent corner plot is this spacious immaculately presented THREE BEDROOM DETACHED CHALET BUNGALOW. The fabulous accommodation includes: Welcoming entrance hall, excellent sized formal lounge, well fitted living dining kitchen, large utility room and cloaks/wc, plus two bedrooms and a shower room/wc to the ground floor. To the first floor there is a large master bedroom with an en suite shower room/wc. Double glazing. Gas central heating system. Double garage. Well kept front and rear gardens with stunning outside entertaining area including a large summerhouse. Early viewing recommended.

**£339,950**

- STUNNING DETACHED DORMER BUNGALOW
- FABULOUS GARDENS WITH ENTERTAINING AREA & SUMMERHOUSE
- LOUNGE
- LIVING DINING KITCHEN
- UTILITY & CLOAKS/WC
- TWO G F BEDROOMS PLUS G F SHOWER ROOM
- SPACIOUS MASTER BEDROOM WITH EN SUITE
- GAS CENTRAL HEATING SYSTEM & DOUBLE GLAZING
- DOUBLE GARAGE WITH ELECTRIC DOOR
- EARLY VIEWING RECOMMENDED



## ACCOMMODATION

## MEASUREMENTS

All measurements are approximate.

## GROUND FLOOR

### ENTRANCE HALL

This spacious welcoming entrance hall has a striking oak styled floor, fitted Delft rack, coving to ceiling and radiator with decorative cover. The white spelled staircase leads up to the first floor which has open storage below.



### ENTRANCE HALL



### LOUNGE

17'11" x 12'0" (5.47 x 3.67)

This lavish formal lounge is decorated in pale grey and has two double glazed windows plus double glazed French doors which opens onto the side enclosed garden. Two radiators, fitted dado rail and coving to ceiling. The focal point of this room is the hand painted fire surround which is inset with an electric fire.



### LOUNGE



## LOUNGE



## LIVING DINING KITCHEN

23'3" x 13'1" max (7.1 x 4 max)

Ideal for modern living this lovely through room has ample space for dining table and a seating area plus a fabulous fitted kitchen and has double glazed windows to the front and rear elevations, striking oak style flooring, coving to ceiling, fitted Delft rack and radiators. The kitchen area is fitted with an superb range of modern base and wall units incorporating an integrated fridge, freezer and dishwasher together with a pull out slim larder unit and a stainless steel fronted carousel storage cupboard. In addition to the main units is an illuminated glass fronted display cabinet. The contrasting work surfaces are inset with a sink unit and in addition there is a stainless steel circular island which houses the gas hob having a ceiling stainless steel extractor chimney above.



## LIVING DINING KITCHEN



## KITCHEN AREA



## LIVING DINING AREA



## UTILITY ROOM

13'9" x 8'2" (4.2 x 2.5)

This excellent sized utility room has base cupboards having a granite effect work top inset with a stainless steel sink and space beneath for washing machine etc. Two double glazed windows plus a uPVC door to the side elevation. Tongue and groove ceiling inset with spot lights, coving also to ceiling, plus tongue and groove wall boarding to dado height. Door to cloaks/wc and the attached garage.



## CLOAKS/WC

Fitted with a wall mounted sink and a low flush wc. The walls are half tiled together with the ceiling finished in painted tongue and groove boarding which has inset spot lights. Extractor fan.



## BEDROOM 2

13'10" x 10'8" (4.22 x 3.26)

This lovely double bedroom has a double glazed window, radiator and coving to ceiling



## BEDROOM 2



## BEDROOM 3

7'7" x 11'0" max (2.33 x 3.36 max)

Double glazed window, radiator and coving to ceiling. Fitted double wardrobe cupboard.



### **SHOWER ROOM/WC**

7'6" x 7'9" (2.31 x 2.38)

This spacious shower room is fitted with a walk in shower unit having a walk in glass screen to the front, twin shower heads and attractive wall boarding, a pedestal wash hand basin and a low flush wc. Double glazed window, radiator, vinyl flooring and a painted tongue and groove boarded ceiling inset with spot lights.



### **FIRST FLOOR**

#### **BEDROOM 1**

13'2" x 12'1" (4.03 x 3.7)

This lovely main bedroom has a double glazed window, radiator and coving to ceiling. Door leads into the en suite



#### **BEDROOM 1**



#### **EN SUITE SHOWER ROOM**

5'6" x 6'6" (1.7 x 2)

Fitted with a suite in white comprising a vanity unit including a semi recessed sink with cupboards below and a concealed wc plus a shower area having twin heads which is fitted with waterproof wall boarding. Velux window. Laminate flooring.



### **OUTSIDE**

#### **DOUBLE GARAGE**

19'6" x 14'4" (5.96 x 4.39)

With an electric roller door to the front plus a personal door which leads into the utility room. Light and power. Wall mounted gas fired boiler.

## THE GARDENS

The property stands on a superb corner plot with the garden being enclosed within a well kept hedge, the front garden is lawned with a wide driveway which access via two uPVC grey doors giving the property additional privacy. The present owner has fenced the side and rear gardens to provide a fabulous area for outside entertaining which includes two lawned areas and a large paved patio area ideal for Alfresco dining. The paving extends to the rear of the property which leads to the rear entrance.

## FRONT GARDEN



## REAR GARDEN



## REAR GARDEN



## REAR GARDEN



## SUMMERHOUSE

19'3" x 9'5" (5.87 x 2.88)

This fabulous addition to the property is this stunning summerhouse which includes a built in bar area, light and power and is ideal for parties and family gatherings all year round.



## SUMMERHOUSE



## SUMMERHOUSE



## REAR ACCESS TO THE MAIN GARDEN



## COUNCIL TAX BAND & EPC RATING

Council Tax Band -

EPC -

## TENURE - FREEHOLD

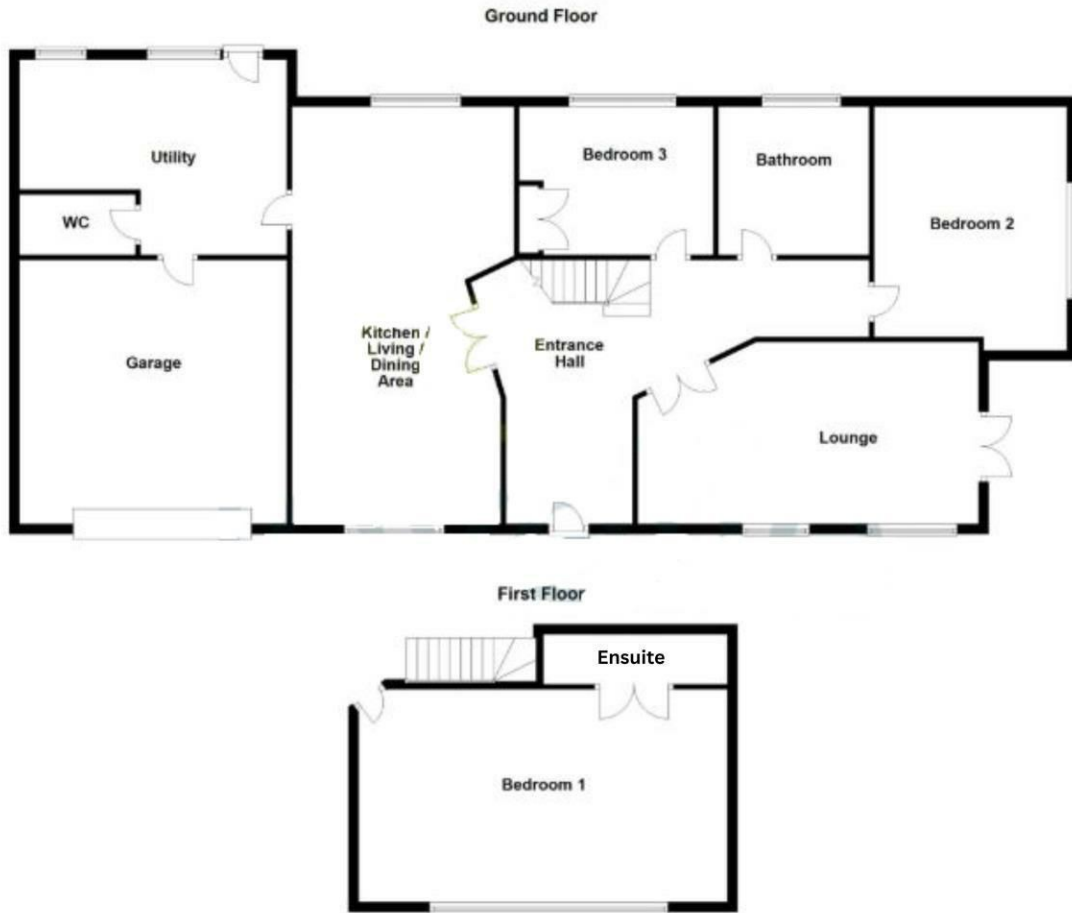
We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

## 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			80
(55-68) <b>D</b>		58	
(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 firm's 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.