



39 Defender Drive Grimsby, North East Lincolnshire DN37 9PS

Formerly constructed as a two bedroom detached bungalow is this well presented property which now has accommodation including: Entrance hall, good sized lounge, extended well fitted dining kitchen, double bedroom and a superb fully tiled bathroom/wc. Gas central heating system (boiler installed 6 months ago) along with the double glazed windows and doors. Open plan front garden with off road parking plus an enclosed SOUTH/WEST facing rear garden. MUST BE VIEWED.

£175,000

- DETACHED BUNGALOW
- POPULAR LOCATION
- LOUNGE
- WELL FITTED DINING KITCHEN
- ONE DOUBLE BEDROOM
- MODERN BATHROOM/WC
- GAS CENTRAL HEATING SYSTEM
- RECENTLY INSTALLED DOUBLE GLAZING.
- SOUTH/WEST FACING REAR GARDEN
- OFF ROAD PARKING



ACCOMMODATION

MEASUREMENTS

All measurements are approximate.

GROUND FLOOR

SIDE ENTRANCE HALL

Approached via a double glazed entrance door into this L shaped entrance hall. Radiator and four wall light points. Useful storage/cloaks cupboard. Vinyl flooring.

LOUNGE (FRONT)

18'0" x 8'7" (5.51 x 2.63)

This excellent size lounge has a double glazed bay window to the front elevation and a smaller double glazed window to the side elevation. Coving to ceiling. Radiator.



FITTED KITCHEN/BREAKFAST ROOM

18'5" x 8'11" (5.63 x 2.72)

Formerly the second bedroom and kitchen this now excellent sized kitchen/breakfast room is fitted with a range of white high gloss base and wall units incorporating an electric oven and hob with and extractor above. The contrasting black work surfaces are inset with stainless steel sink unit and having space beneath for fridge and tumble dryer. The modern gas fired boiler is concealed within a matching wall cupboard. Double glazed window to the side elevation plus double glazed french doors which opens onto the rear garden. Radiator. Vinyl flooring. Ample space for breakfast table and chairs.



FITTED KITCHEN/BREAKFAST ROOM

Additional photo



KITCHEN FITTED/BREAKFAST ROOM

Additional photo



BEDROOM

12'7" x 8'7" (3.84 x 2.63)

Double glazed window. Radiator.



BEDROOM

Additional photo



BATHROOM/WC

8'7" x 4'11" (2.64 x 1.50)

This fully tiled bathroom is fitted with a panelled bath having twin shower heads and a glass screen above, a vanity unit and a low flush wc. Above the vanity unit is an illuminated wall mirror. The walls are fully tiled in a contrasting grey ceramic tile. Double glazed window. Heated towel rail. Double glazed window. Vinyl flooring.



OUTSIDE



THE GARDENS

The property stands in both front and rear gardens, the fore garden is open plan and is gravelled for ease of maintenance which is ideal for off road parking. The enclosed south/west facing rear garden contains a large paved patio and small area of artificial lawn with gravel borders. Included in the sale is the shed.



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

Council Tax Band

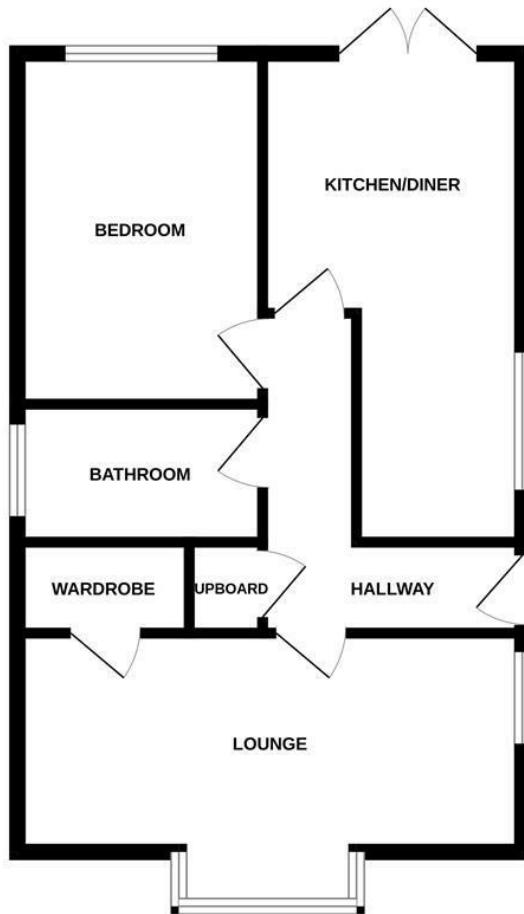
VIEWING ARRANGEMENTS

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

GROUND FLOOR



Whilst every care has been taken to ensure the accuracy of the floor plan, we make no warranty or representation as to its absolute accuracy. Measurements are approximate and any dimensions, floor areas or room areas are approximate. We have not tested any services, fixtures or fittings and no guarantee is given to their operability or efficiency. Prospective purchasers are advised to rely on their own enquiries and/or inspections.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D		
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.