JoWalker

ESTATE AGENTS

5 Windermere Crescent

Humberston, Grimsby, North East Lincolnshire DN36 4AX

A superbly presented THREE BEDROOM SEMI DETACHED DORMER BUNGALOW which stands in immaculate gardens having the added benefit of excellent off road parking. The spacious accommodation has a Retro style with accommodation including Entrance porch, entrance hall, large lounge, dining room, well fitted integrated kitchen with a shelved pantry cupboard, two bedrooms, bath/shower room and separate wc to the ground floor plus a double bedroom and a hobbies room/loft room to the first floor. Gas central heating system. Double glazing. Detached garage. Well stocked front garden with a substantial gravel driveway and an enclosed rear rear garden.

- SPACIOUS SEMI DETACHED DORMER BUNGALOW
- RETRO STYLE ACCOMMODATION
- LARGE LOUNGE & SEPARATE DINING ROOM
- WELL FITTED KITCHEN
- TWO GF BEDROOMS
- GF BATH/SHOWER ROOM
- SEPARATE WC
- FF BEDROOM & HOBBIES ROOM
- EXTENSIVE GAS CENTRAL HEATING SYSTEM & DOUBLE GLAZING
- DETACHED GARAGE AND WELL STOCKED GARDENS

£219,000

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

www.joywalker.co.uk

ACCOMMODATION

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MEASUREMENTS

All measurements are approximate.

GROUND FLOOR

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ADDITIONAL FRONT PHOTOGRAPH

ENTRANCE PORCH

Approached via a uPVC entrance door having a multi single glazed door leading into:-

ENTRANCE HALL

Radiator.

LOUNGE (FRONT)

18'6" x 11'11" (5.65 x 3.64)

This excellent sized lounge has two double glazed windows to the front elevation, radiator and coving to ceiling. The focal point of the room are the two Retro designed accent walls one of which has a modern fire surround inset with a living flame gas fire. Striking laminate flooring.

LOUNGE

DINING ROOM (REAR)

9'11" x 9'10" (3.04 x 3.02)

Situated at the rear of the bungalow this dining room again is decorated with Retro wall paper and has a tiled floor, double glazed window and radiator. The open plan wooden staircase leads up to the first floor.

DINING ROOM

BEDROOM 1

18'6" x 9'2" (5.65 x 2.8)

This excellent sized bedroom has a double glazed window to the side elevation, radiator together with the original airing cupboard and fitted wardrobes with cupboards above.

BEDROOM 1

BEDROOM 2 (FRONT)

11'10" x 9'10" (3.62 x 3.02)

Double glazed window to the front elevation together with a double fitted wardrobe.

BEDROOM 2

KITCHEN (REAR)

14'4" x 7'10" (4.37 x 2.40)

Fitted with an excellent range of Walnut base and wall cupboards including an integrated fridge, freezer, slimline dishwasher and a washer/dryer plus a built in electric oven, gas hob and an extractor chimney above. The contrasting work surfaces are inset with a stainless steel sink unit and has tiled splash backs above. Tiled flooring. Double glazed window. Radiator having a decorative cover.

KITCHEN

PANTRY CUPBOARD
5'11" x 2'11" (1.82 x 0.91)
This useful shelved pantry cupboard has a small double glazed window and a tiled floor.

BATH/SHOWER ROOM
5'6" x 5'11" (1.70 x 1.82)
This stylish bathroom is fitted with a free standing bath including a hand held shower spray and a full tiled corner shower cubicle. The remainder of the walls are extensively tiled in the same sage green brick styled ceramic tile. Heated towel rail/Victorian styled radiator. Tiled flooring. Double glazed window.

BATH/SHOWER ROOM

REAR LOBBY
Tiled floor and having a uPVC entrance door. Access to:-

SEPARATE WC
Fitted with a low flush wc and a small sink. The Modern Ideal wall mounted gas fired boiler is located in a grey high gloss cupboard.

FIRST FLOOR
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SMALL LANDING

BEDROOM 3
12'7" x 10'11" (3.85 x 3.33)
Double glazed window. Radiator. Storage to the eaves.

HOBBIES/LOFT ROOM

9'5" x 8'5" (2.88 x 2.57)

This room has no windows and limited headroom. Useful storage to eaves.

OUTSIDE

SIDE ENTRANCE

DETACHED GARAGE

16'9" x 8'3" (5.12 x 2.54)

Double doors to the front.

THE GARDENS

The property stands on a wedge shaped plot with the front garden being set behind a small brick wall which is contains a small lawned with established bushes and shrubbery which provides natural screening from the road. The wide gravel driveway provides excellent off road parking which includes a secluded seating area situated close to the side door. The well fenced rear garden is again well stocked with a manicured lawned area. Situated to the side of the garage is a deep gravel seating area ideal for Alfreso dining.

THE GARDENS

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

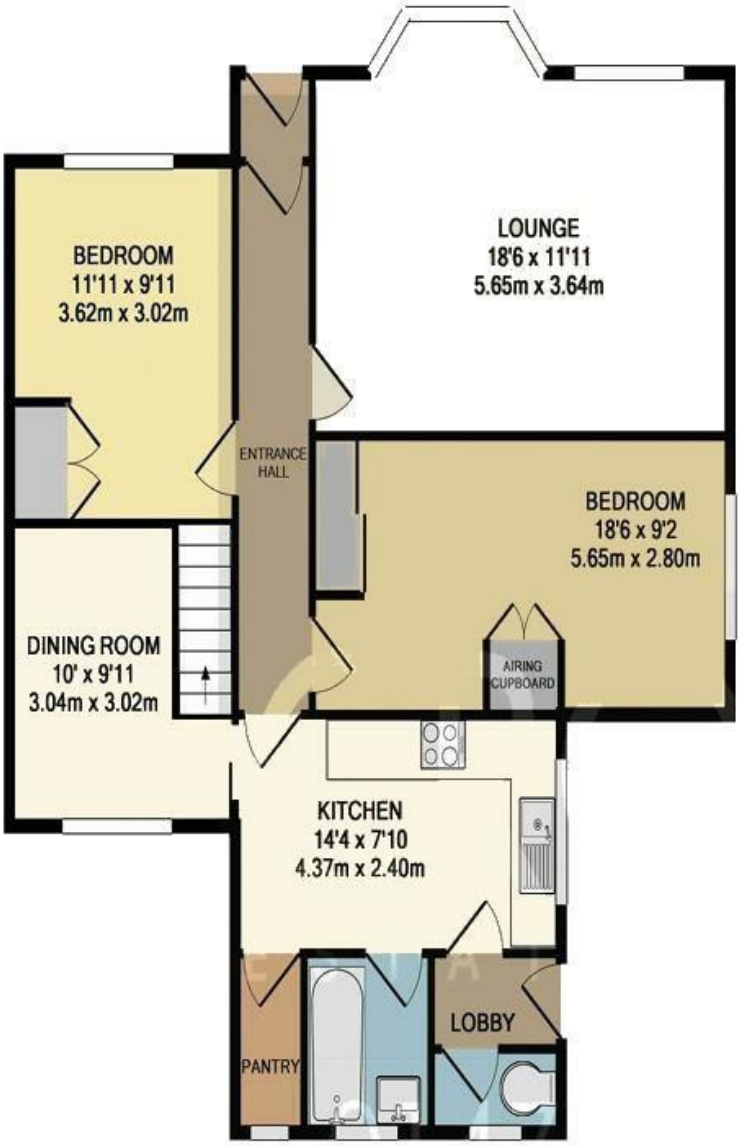
Council Tax Band - B
EPC -

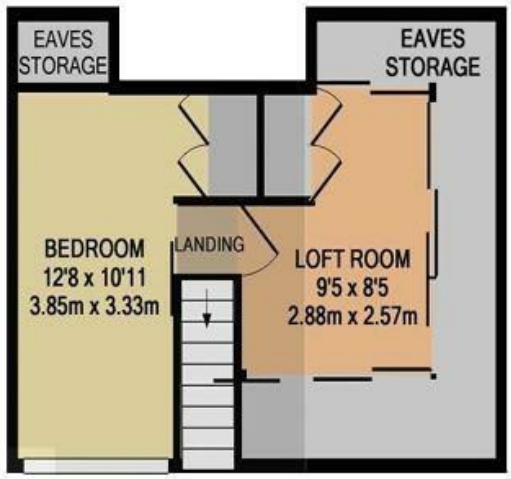
VIEWING ARRANGEMENTS

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

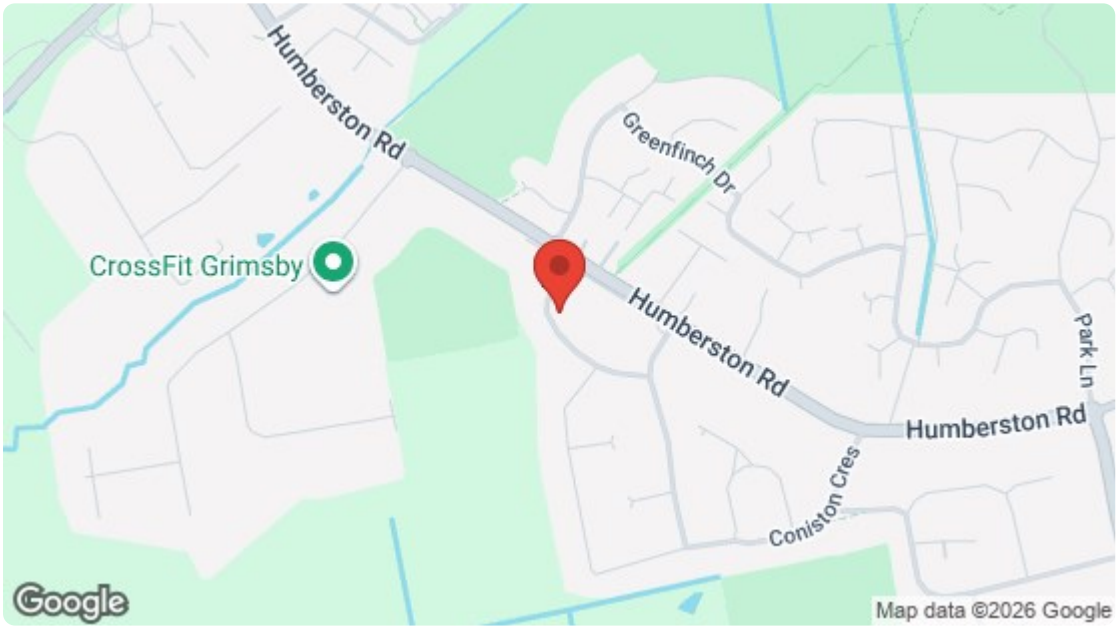
OPENING TIMES

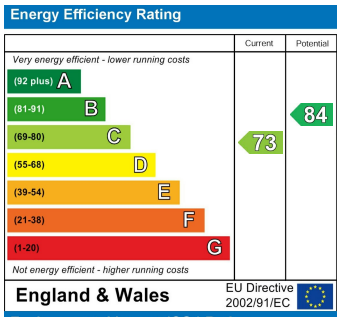
Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm

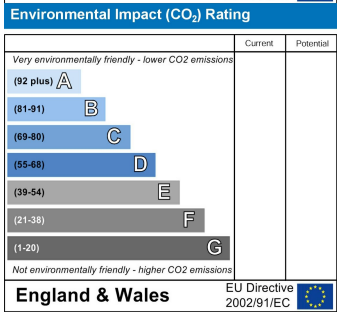




1ST FLOOR
APPROX. FLOOR
AREA 299 SQ.FT.
(27.7 SQ.M.)







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.