



## 19 Midfield Place Grimsby, North East Lincolnshire DN36 4TJ

Located in the popular village of Humberston which is well served by excellent local facilities including: shopping, schooling, bus services etc if this deceptively spacious THREE BEDROOM SEMI DETACHED DORMER BUNGALOW. The property is in need of some updating with accommodation including: Entrance hall, good sized lounge, dining room, spacious kitchen/breakfast room, ground floor bedroom and bathroom/wc plus two first floor bedrooms. Gas central heating (modern serviced boiler). Double glazing. Detached garage. Well kept front and SOUTH facing rear gardens. NO CHAIN.

**£185,000**

- SEMI-DETACHED DORMER BUNGALOW
- NO FORWARD CHAIN
- KITCHEN DINER
- LOUNGE & DINING ROOM
- THREE BEDROOMS
- BATHROOM/WC
- uPVC DOUBLE GLAZED WINDOWS
- GARAGE & PARKING
- FRONT & REAR GARDENS
- POPLAR LOCATION



## DRAFT DETAILS

PLEASE NOTE THESE ARE DRAFT PARTICULARS AWAITING FINAL APPROVAL FROM THE VENDOR, THEREFORE THE CONTENTS HEREIN MAY BE SUBJECT TO CHANGE AND MUST NOT BE RELIED UPON AS AN ENTIRELY ACCURATE DESCRIPTION OF THE PROPERTY.

## ACCOMMODATION

## MEASUREMENTS

All measurements are approximate.

## GROUND FLOOR

### SIDE ENTRANCE

Approached via a double glazed entrance door, this L shaped hallway has carpeted flooring and a radiator.



### LOUNGE (FRONT)

16'0" x 10'11" (4.89 x 3.33)

Having a double glazed window to the front elevation, radiator and coving to ceiling. The focal point of this room is the modern fire surround inset with a living flame gas fire.



### DINING ROOM (FRONT)

10'11" x 7'4" (3.35 x 2.24)

Having a double glazed window to front, carpeted flooring and a radiator. Cupboard which houses the meters.



### KITCHEN/BREAKFAST ROOM

14'7" x 11'0" (4.47 x 3.36)

Fitted with a range of mid oak style base and wall cupboards incorporating an electric oven, gas hob, integrated fridge and space for washing machine. The contrasting work surfaces are inset with a resin sink with tiled splashbacks above. The modern gas fired serviced boiler is concealed within a matching cupboard. Double glazed window and door. Vinyl flooring. Ample space for small breakfast table and chairs.



### KITCHEN/BREAKFAST ROOM



### BEDROOM 1

12'5" x 10'10" (3.79 x 3.31)

Having a double glazed window to rear, a range of fitted wardrobes, carpeted flooring and a radiator.



### BEDROOM 1



### **BATHROOM/WC**

7'4" x 10'11" (2.24 x 3.35)

Fitted with a white three piece suite comprising of a panelled bath having a shower attachment above, pedestal hand-wash basin and a low flush wc. Wall mounted medicine chest, double glazed window to side, radiator and part tiled walls.



### **FIRST FLOOR**

#### **SMALL LANDING**

#### **BEDROOM 2**

9'10" x 8'1" (3.02 x 2.48)

Having uPVC double glazed window to front, carpeted flooring, radiator and fitted wardrobes.



#### **BEDROOM 3**

10'5" x 8'1" (3.18 x 2.47)

Having uPVC double glazed window to rear, carpeted flooring, radiator and fitted wardrobes.



### **OUTSIDE**

#### **DETACHED GARAGE**

Up and over door to the front plus a personal door to the side.

#### **THE GARDENS**

The property stands in well cared for gardens, with the front garden contains a variety of shrubs and bushes together with a concrete driveway leading to the garaging at the rear. The rear SOUTH garden has a small lawn with a patio area situated closed to the property plus a well planted rockery to the rear.



## 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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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 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.