



## 4 Off Rookery Road Healing, North East Lincolnshire DN41 7PT

Tucked away is this charming THREE BEDROOM cottage within the sought after village of Healing being within easy access of the A180 providing links to the motorway network, train station, shops and highly regarded schools. The well presented accommodation offers :- lounge, dining room, conservatory, kitchen, study / bedroom 3, two first floor bedrooms and recently fitted modern bathroom. Gas central heating system and double glazing. Attractive established gardens to the front and rear. A lovely home with viewing being highly recommended.

**£165,000**

- SOUGHT AFTER VILLAGE
- END TERRACE COTTAGE
- LOUNGE
- DINING ROOM
- CONSERVATORY
- KITCHEN
- STUDY / BEDROOM 3
- TWO FIRST FLOOR BEDROOMS
- BATHROOM
- FRONT AND REAR GARDENS



## ACCESS

Off Rookery Road, at the end of the bungalows turn left onto a graveled driveway (there is no parking available with the property pedestrian access only ) take a left into a walk away and follow it to the gate for number 4

WHAT THREE WORDS - highlight.master.winner

## MEASUREMENTS

All measurements are approximate.

## ACCOMMODATION

## GROUND FLOOR

### DINING ROOM

14'9" x 8'0" (4.50m x 2.45m)

Approached from the rear garden through a double glazed entrance door leading into dining room. Feature exposed brick wall. Laminate flooring. Radiator. Coving to the ceiling. Open plan through to the conservatory.



### CONSERVATORY

10'10" x 9'11" (3.31m x 3.04m)

A double glazed conservatory with French doors to the rear. Radiator.



### CONSERVATORY

Additional photo



## CONSERVATORY

Additional photo



## KITCHEN

14'9" x 8'2" (4.50m x 2.50m)

Fitted with a range of wall and base units in a light wood effect finish with contrasting dark wood effect work surface incorporating the one and a half bowl sink unit with retractable mixer tap. Gas cooker point with extractor unit over. Exposed brick feature wall. Plumbing for a washing machine. Space for a fridge freezer. Coving to the ceiling.



## LOUNGE

4.21m x 4.12m

Featuring an attractive fire surround in a wood finish with period style inset having a gas fire, granite style hearth. Double glazed French doors give access to the garden. Useful under stair storage cupboard, radiator. Coving to the ceiling.



## LOUNGE

Additional photo



## LOUNGE

Additional photo



## INNER HALL

Staircase to the first floor landing.

## STUDY / BEDROOM 3

9'1" x 6'10" (2.78m x 2.10m)

Having a vaulted style ceiling with skylight windows. Radiator Double glazed window to the side.



## FIRST FLOOR

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## LANDING

## BEDROOM 1

14'9" x 8'9" (4.50m x 2.67m)

Double glazed window. Fitted open fronted wardrobes. Radiator.



## BEDROOM 1

Additional photo



## BEDROOM 2

10'3" x 8'11" (3.13m x 2.72m)

Double glazed window, radiator. Gas central heating boiler.



## BATHROOM

Fitted by the current owners to offer a modern suite comprising of shower bath having a rainfall style shower over and a telephone style shower mixer tap and glass screen. Wash hand basin inset into dedicated vanity unit and low flush w/c. Tiling over the bath area and continuing to dado height. Double glazed window, radiator.

## BATHROOM

Additional photo



## OUTSIDE



## GARDENS

The cottage is accessed from a passageway with a timber gate leading into the front garden being lawned with a deep planted bed to the side having numerous plants and shrubs, raised walled bed. Established trees. Boundaries are fenced. Paved pathway leads to the front door. The generous rear garden has a paved patio area ideal for entertaining, garden shed. Good sized lawn with established borders having a wealth of plants, shrubs and trees. Greenhouse. Boundaries are fenced with side access gate.



## **GARDENS**

Additional photo



## **GARDENS**

Additional photo



## **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 A

## **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 floor area 80.9 sq.m. (871 sq.ft.) approx

Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Specifically no guarantee is given on the total square footage of the property if shown on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.  
Plan produced for Purple Bricks. Powered by PropertyBOX



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>90</b>
(81-91) <b>B</b>		<b>72</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 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.