



4 Emmanuel Court Grimsby, North East Lincolnshire DN34 5XW

Located on the Cambridge Park Development which is ideally placed for excellent local facilities including shopping, schooling and regular bus services into the town centre is this MODERN SEMI DETACHED TWO BEDROOM BUNGALOW. The accommodation has been updated and extended over the years to now provide an superb home including: Entrance hall, good sized lounge/dining room, fitted kitchen with appliances, sun room, two bedrooms and a contemporary styled shower room/wc. Electric heaters (no gas available on this part of the development). Security alarm. Double glazing. Well stocked front and rear gardens.

Offers Over £150,000

- CLOSE TO ALL AMENITIES
- MODERN SEMI DETACHED BUNGALOW
- GOOD SIZED LOUNGE/DINING ROOM
- FITTED KITCHEN
- SUN ROOM
- TWO BEDROOMS
- MODERN SHOWER ROOM/WC
- ELECTRIC HEATING
- DOUBLE GLAZING
- FRONT AND REAR GARDENS



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

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MEASUREMENTS

All measurements are approximate.

GROUND FLOOR ONLY

ENTRANCE HALL

This welcoming L shaped entrance hall is accessed via a double glazed entrance door and has coving to ceiling, Electric storage heater and vinyl flooring. Useful storage cupboard and security alarm pad.

LOUNGE/DINING ROOM

17'0" x 11'8" (5.2 x 3.58)

This excellent sized room has a double glazed window to the front elevation, coving to ceiling, striking laminate flooring and an electric storage heater. Ample space for both a dining table and sofas.



LOUNGE/DINING ROOM



KITCHEN (FRONT)

9'3" x 8'10" (2.84 x 2.7)

Fitted with a good range of modern base and wall cupboards incorporating a built in electric oven, hob with an extractor fan above. The contrasting mottled work surfaces are inset with a stainless sink unit and has space for a dishwasher and washing machine below. Extensively tiled walls. Coving to ceiling inset with spot lights. Double glazed window to the front elevation.



BEDROOM 1 (REAR)

12'9" x 9'10" (3.9 x 3)

Double glazed window, electric storage heater and included in the sale is the wardrobe cupboard.



BEDROOM 2 (REAR)

11'5" x 9'3" (3.48 x 2.82)

Coving to ceiling, electric storage heater and uPVC double glazed french doors which leads into the sun room



BEDROOM 2



SUN ROOM

16'0" x 8'10" (4.9 x 2.7)

This fabulous addition to the bungalow is the excellent sun room which has double glazed windows and doors which open onto the rear garden. Laminate flooring and a thermal moderating roof which keep the sun room cool in the summer and warm in the winter.



SUN ROOM



SHOWER ROOM/WC

5'5" x 7'4" (1.66 x 2.25)

This contemporary styled shower room is fitted walk in shower area which includes an electric shower, uPVC tongue and groove wall boarding and a glass front screen together with a vanity unit comprising a semi recessed sink with cupboards below and a concealed wc. Double glazed window. Heated towel rail. Patterned laminate flooring.



OUTSIDE

THE GARDENS

The property stands in both front and rear gardens, the fore garden is well planted with a variety of bushes and shrubbery and a block paved driveway provides excellent off road parking. The enclosed rear garden is gravelled with a central paved area surrounded by again well planted borders. Included in the sale is the garden shed.



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 - D

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		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	61	
(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.