



## 20 The Cloisters

Humberston, Grimsby, North East Lincolnshire DN36 4HT

We are delighted to offer for sale this newly refurbished THREE BEDROOM DETACHED BUNGALOW situated with in the highly regarded village of Humberston, close to all local amenities, good bus routes, St Peter's Church and a short distance to both Cleethorpes and Grimsby town centres. The accommodation has been recently modernised throughout and benefits from a security alarm with window sensors, gas central heating and uPVC double glazing with the accommodation comprising of; Entrance porch, reception hallway, lounge, modern kitchen diner, three bedrooms and bathroom. Standing within mature gardens with the fore garden being of low maintenance and providing ample off road road with double wooden gates leading to the further driveway and detached garage. The private rear garden is mainly laid to lawn with mature planting. Viewing is highly recommended offered for sale with NO FORWARD CHAIN.

**Chain Free £225,000**

- NEWLY REFURBISHED DETACHED BUNGALOW
- HUMBERSTON VILLAGE LOCATION
- MODERN KITCHEN OPEN TO DINER
- LOUNGE
- THREE BEDROOMS
- FAMILY BATHROOM
- NEW FLOORING THROUGHOUT
- SECURITY ALARM
- FRONT & REAR GARDENS
- NO FORWARD CHAIN



### 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.

### MEASUREMENTS

All measurements are approximate.

### ACCOMMODATION

#### ENTRANCE

Accessed to the front of the property via a uPVC double glazed door.

#### PORCH

Having newly fitted wood effect tiled flooring with Oak half glazed door leading into the reception hallway.



#### HALLWAY

The welcoming has continued newly laid wood effect tiled flooring leading to a newly fitted carpet. Handy storage cupboard and airing cupboard. Oak connecting doors and radiator. Loft access to the ceiling.



#### HALLWAY



**KITCHEN**

11'11" x 7'10" (3.64 x 2.40)

The newly fitted kitchen benefits from a range of grey front shaker style wall and base units with contrasting wood effect work surfaces and matching upstands incorporating a Belfast sink, induction hob with electric fan assisted oven and stainless steel chimney style extractor hood above. Ample space for an automatic washing machine and free standing fridge freezer. Wall mounted boiler in matching unit and radiator fitted. Finished with a uPVC double glazed window and half glazed door to the side aspect, Herringbone style wood effect vinyl flooring and feature arch to the dining area.



**KITCHEN**



**KITCHEN**



**KITCHEN**



## KITCHEN



## DINING ROOM

8'7" x 7'4" (2.63 x 2.25)

Having a feature arch from the kitchen with continued Herringbone style wood effect vinyl flooring, radiator and uPVC double glazed window overlooking the rear garden.



## LOUNGE

15'11" x 12'11" (4.86 x 3.95)

Having a large uPVC double glazed window to the front aspect, newly fitted carpeted flooring, radiator and feature fireplace with wood surround, hearth and electric fire fitted.



## LOUNGE



## LOUNGE



## BEDROOM ONE

12'7" x 10'6" (3.85 x 3.21)

The principle bedroom is to the front aspect with a uPVC double glazed window, newly fitted carpeted flooring and radiator.



## BEDROOM TWO

11'10" x 10'4" (3.63 x 3.17)

The second double bedroom is to the rear aspect with a uPVC double glazed window over looking the garden, newly fitted carpeted flooring and radiator.



## BEDROOM THREE

8'5" x 8'0" (2.57 x 2.44)

The third bedroom is again to the rear of the property with a uPVC double glazed window, carpeted flooring and radiator.



## BATHROOM

7'11" x 5'3" (2.42 x 1.62)

The modern newly fitted bathroom benefits from a white three piece suite comprising of; Bath with shower over and glazed screen, pedestal hand wash basin and low flush wc. Finished with full tiling to the walls and floor, heated towel rail and uPVC double glazed window to the rear aspect.



## REFURBISHMENT

INCLUDED IN THE REFURBISHMENT:

New Kitchen and Appliances, new bathroom suite, newly laid floor coverings, serviced of the security alarm and boiler, Oak connecting doors, new garage door and decoration throughout.

## OUTSIDE

### THE GARDENS

The property stands with picket style fencing to the front boundary and fenced side boundaries with a field style entrance gate leading to the driveway which provides handy off road parking with further double gates leading on to the detached garage and private rear garden. The fore garden is mainly paved with mature bushes planting. The private rear garden has a mixer of hedged and fenced boundaries and is mainly laid to lawn with mature planting, paved patio area and a handy bin or shed area to the rear of the garage.



### THE GARDENS



### THE GARDENS



## THE GARDENS



## FRONT VIEW



## GARAGE

Detached garage with newly fitted up and over door to the front aspect.

## COUNCIL TAX BAND & EPC RATING

Council Tax Band - C

EPC - D

## TENURE - FREEHOLD

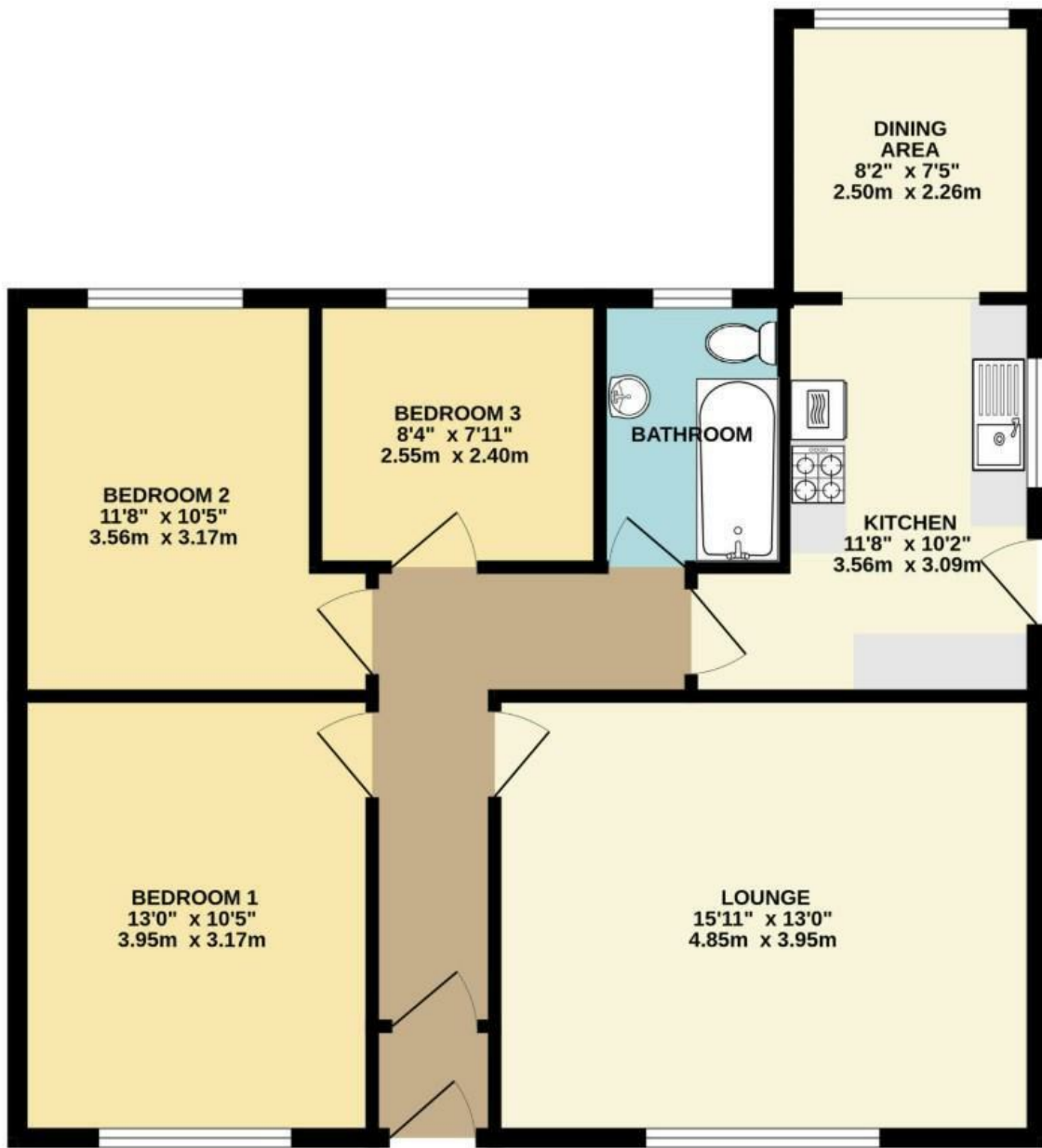
We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

## 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) <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 energy efficient - higher running costs			
		<b>62</b>	<b>79</b>
EU Directive 2002/91/EC			
England & Wales			
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			
EU Directive 2002/91/EC			
England & Wales			

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.