



79 Larkspur Avenue Healing, Grimsby, North East Lincolnshire DN41 7JD

A very well presented MODERN SEMI DETACHED HOUSE, originally constructed by Cyden Homes in this popular village which ideally placed for easy access to the M180 and the Humber Bank Industries. The contemporary styled accommodation includes: Entrance hall, cloaks/wc, excellent through lounge which opens into a full width dining kitchen. To the first floor there are three good sized bedrooms all having fitted bedroom furniture, one having an en suite shower room plus a family bathroom/wc Gas central heating system. Double glazing. Security alarm. Brick garage. Open plan front garden plus an enclosed WEST FACING rear garden. EARLY POSSESSION AVAILABLE IF REQUIRED.

£219,000

- MODERN SEMI DETACHED HOUSE
- POPULAR LOCATION
- CLOAKS/WC
- LOUNGE
- FULL WIDTH DINING KITCHEN
- THREE BEDROOMS
- EN SUITE & FAMILY BATHROOM
- BRICK GARAGE
- GAS CENTRAL HEATING SYSTEM & DOUBLE GLAZING
- WEST FACING REAR GARDEN



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

ENTRANCE HALL

Approached through a black composite entrance door, this welcoming main entrance has radiator, vinyl flooring and a oak styled spelled staircase which leads up to the first floor. Useful understairs storage cupboard.



CLOAKS/WC

Fitted with a small white corner sink and a low flush wc. Vinyl flooring. Extractor fan.



LOUNGE

20'4" max x 10'9" (6.2 max x 3.28)

Having a walk in double glazed bay window to the front elevation and two radiators. Open access leads into the full width dining kitchen



LOUNGE



DINING KITCHEN

17'5" x 10'11" (5.33 x 3.34)

This full width dining kitchen has double glazed french doors to the dining area plus a radiator. The kitchen area is fitted with a range of Kashmir coloured base and wall cupboards including an integrated dishwasher, fridge and freezer together with a built in electric oven, gas hob with an extractor fan above. The contrasting work surfaces are inset with a resin sink unit together with matching upstands. An Ideal wall mounted gas fired boiler is concealed in a matching wall unit. Vinyl flooring.



DINING KITCHEN



FIRST FLOOR

LANDING

Radiator and access to roof space. Airing cupboard.



BEDROOM 1 (FRONT)

15'7" x 14'0" (4.75 x 4.27)

Stylishly decorated and fitted with a range of contemporary styled Haagensen's floor to ceiling wardrobes, together with a matching dressing table area and two bedside cabinets. Double glazed window and radiator.



BEDROOM 1



EN SUITE SHOWER ROOM

6'5" x 7'4" (1.96 x 2.24)

With a suite including a wall in tiled shower cubicle having a bi folding door to the front, a vanity unit including a semi recessed sink with cupboards below and a low flush wc. Heated towel rail. Double glazed window. Vinyl flooring



BEDROOM 2 (REAR)

10'5" x 8'2" (3.18 x 2.51)

Used by the current owners as a home office and again having fitted furniture by Haagensen's which includes a book case with cupboards below and a desk area for two people. Double glazed window. Radiator.



BEDROOM 3 (REAR)

9'4" x 8'10" (2.85 x 2.71)

Double glazed window and radiator. One wall is partially finished in hand painted wall panelling. Floor to ceiling wardrobes having mirrored fronts.



BATHROOM/WC

5'6" x 7'8" (1.70 x 2.35)

Fitted with a suite in white comprising an encased bath including a hand held shower attachment, a vanity unit and a low flush wc. Partial wall tiling to walls. Double glazed window, heated towel rail and vinyl flooring.



OUTSIDE

SEMI DETACHED BRICK GARAGE

18'8" x 9'1" (5.70 x 2.78)

Up and over door to the front, light and power.

THE GARDENS

The property stands in both front and rear gardens, the open plan fore garden contains a small lawn planted with established shrubbery. A block paved driveway not only provides additional off road parking but leads to the garage at the rear. The enclosed WEST facing rear garden has a substantial patio situated close to the property which is ideal for outside entertaining together with a two tiered artificial lawn.



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 - C

EPC - B

MANAGEMENT FEE

Please note there is a Management Company for this development for maintaining the public open space, the balancing ponds the the running of the company and the approximate charge will be £125 p.a.

VIEWING ARRANGEMENTS

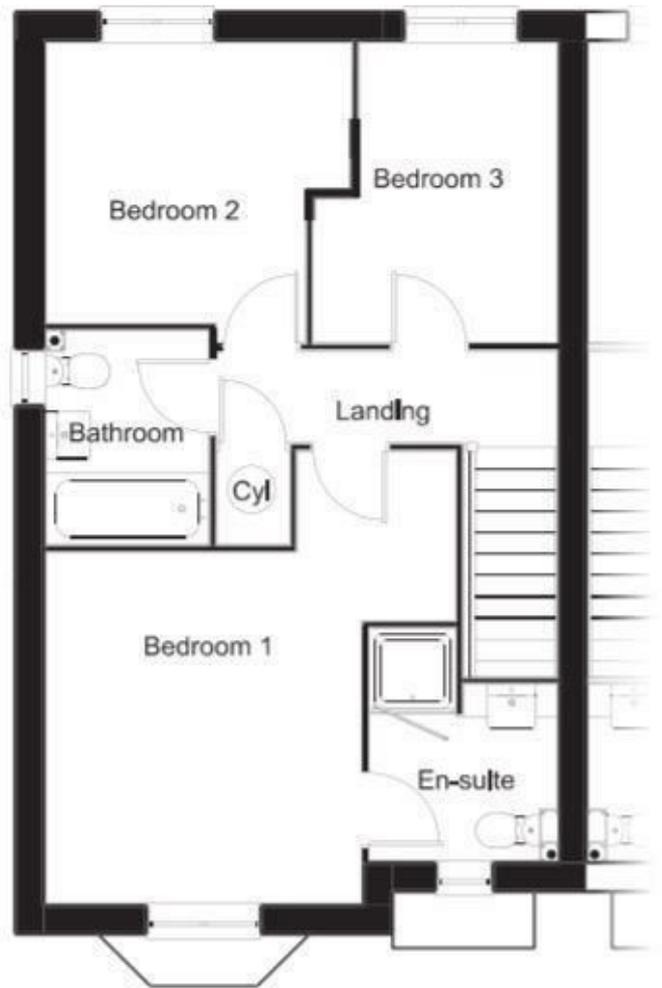
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

OPENING TIMES

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



GROUND FLOOR



FIRST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		84	
(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 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 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.