



69 Queen Elizabeth Road Humberston, Grimsby, North East Lincolnshire DN36 4DE

We are delighted to offer for sale this NEWLY REFURBISHED THREE BEDROOM DETACHED BUNGALOW situated with-in the heart of Humberston village, a short walk from all local amenities, highly regarded schooling with easy to Cleethorpes Promenade, Cleethorpes Golf Club and an abundance of restaurants and bars. Benefitting from gas central heating (New boiler with warranty), full re wire, new kitchen, fully serviced security alarm, modern shower room and new floorings. The accommodation comprises of; Entrance porch, hallway, extended lounge diner, kitchen, three bedrooms and modern shower room. The property stands on a generous plot with fenced front boundary, double wrought iron access gates leading to the driveway which provides ample off road parking leading to the garage, the front garden is laid with shingle for ease. The enclosed rear garden has fenced boundaries with lawn, shingle and paved patio areas, timber shed and summer house. Viewing is highly recommended offered for sale with NO FORWARD CHAIN.

Chain Free £240,000

- NEWLY REFURBISHED DETACHED BUNGALOW
- SITUATED WITHIN THE HEART OF HUMBERSTON VILLAGE
- MODERN KITCHEN
- EXTENDED LOUNGE DINER
- THREE BEDROOMS
- MODERN SHOWER ROOM
- NEW BOILER
- FULL RE WIRE
- PRIVATE REAR GARDEN
- 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 via a uPVC double glazed door with side light panels into the porch.

PORCH

Having tiled flooring with wooden door with side light panels leading to the hallway.

HALLWAY

The welcoming hallway is larger than average with modern tiled floor, radiator and solid Oak connecting doors.



KITCHEN

10'11" x 10'0" (3.34 x 3.05)

The newly fitted kitchen benefits from a range of shaker style wall and base units in a pebble tone, antique brass handles, contrasting wood effect work surfaces and matching upstands incorporating a composite sink and drainer with brush gold tap, gas hob with stainless steel chimney style extractor hood and electric fan assisted oven, ample space for a freestanding fridge freezer and automatic washing machine. Finished with white washed walls and ceiling beams, wood effect Herringbone style vinyl flooring, radiator, rear wooden door leading to the garden and uPVC double glazed window.



KITCHEN



KITCHEN



LOUNGE DINER

20'8" x 10'11" (6.32 x 3.33)

The extended lounge diner has white washed walls and ceiling beams, newly laid carpeted flooring and feature Victorian style white fire surround with matching mirror, marble hearth and back with inset gas fire, extended dining area with dual aspect uPVC double glazed windows.



LOUNGE DINER



LOUNGE DINER



LOUNGE DINER



BEDROOM ONE

12'5" x 10'10" (3.80 x 3.32)

The master bedroom has a uPVC double glazed bay window (glass is being replaced) to the front aspect, newly laid carpeted flooring and radiator.



BEDROOM ONE



BEDROOM TWO

10'11" x 9'5" (3.33 x 2.88)

The second double bedroom is again to the front aspect with a uPVC double glazed window (Glass will be replaced), white washed walls and ceiling beams, newly laid carpeted flooring and radiator.



BEDROOM TWO



BEDROOM THREE

10'10" x 6'11" (3.31 x 2.11)

The third bedroom has a uPVC double glazed window to the side aspect, white washed walls and ceiling beams, newly laid carpeted flooring and radiator.



SHOWER ROOM

7'3" x 6'0" (2.21 x 1.83)

The modern shower room benefits from a white three piece suite comprising of; Walk-in shower with dual head one being rainfall style and glazed screens, vanity unit with handy storage and hand wash basin and low flush wc. Finished with tiled walls, tiled effect vinyl flooring, heated towel rail, extractor fan and uPVC double glazed window to the rear aspect. Loft access to the ceiling with partial boarding and housing the newly fitted boiler (5 Year Warranty).



OUTSIDE

THE GARDENS

The property stands with a fenced boundary to the front aspect double wrought iron access gates leading to the driveway which provides ample off road parking and leads onto the garage. The front garden is laid with shingle for ease. The enclosed private westerly rear garden has fenced boundaries, lawn, dual patio areas one of shingle and the other paved, timber shed and summer house.



THE GARDENS



SUMMER HOUSE

GARAGE

Having double wooden doors to the front aspect fitted with electric and lighting and a rear courtesy door.

COUNCIL TAX BAND & EPC RATING

Council Tax Band - C

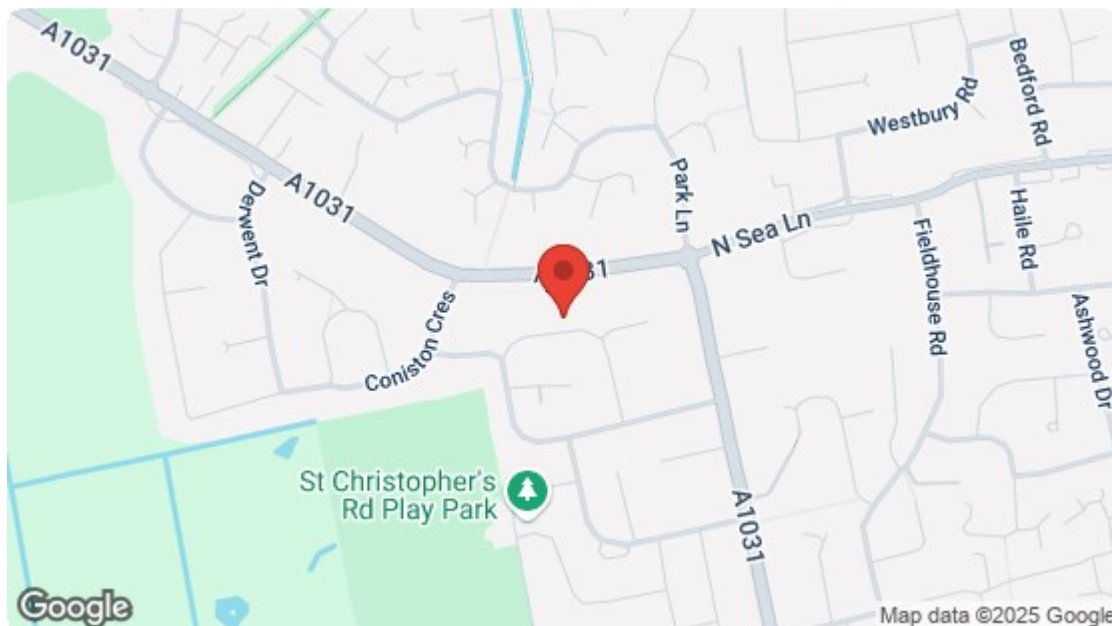
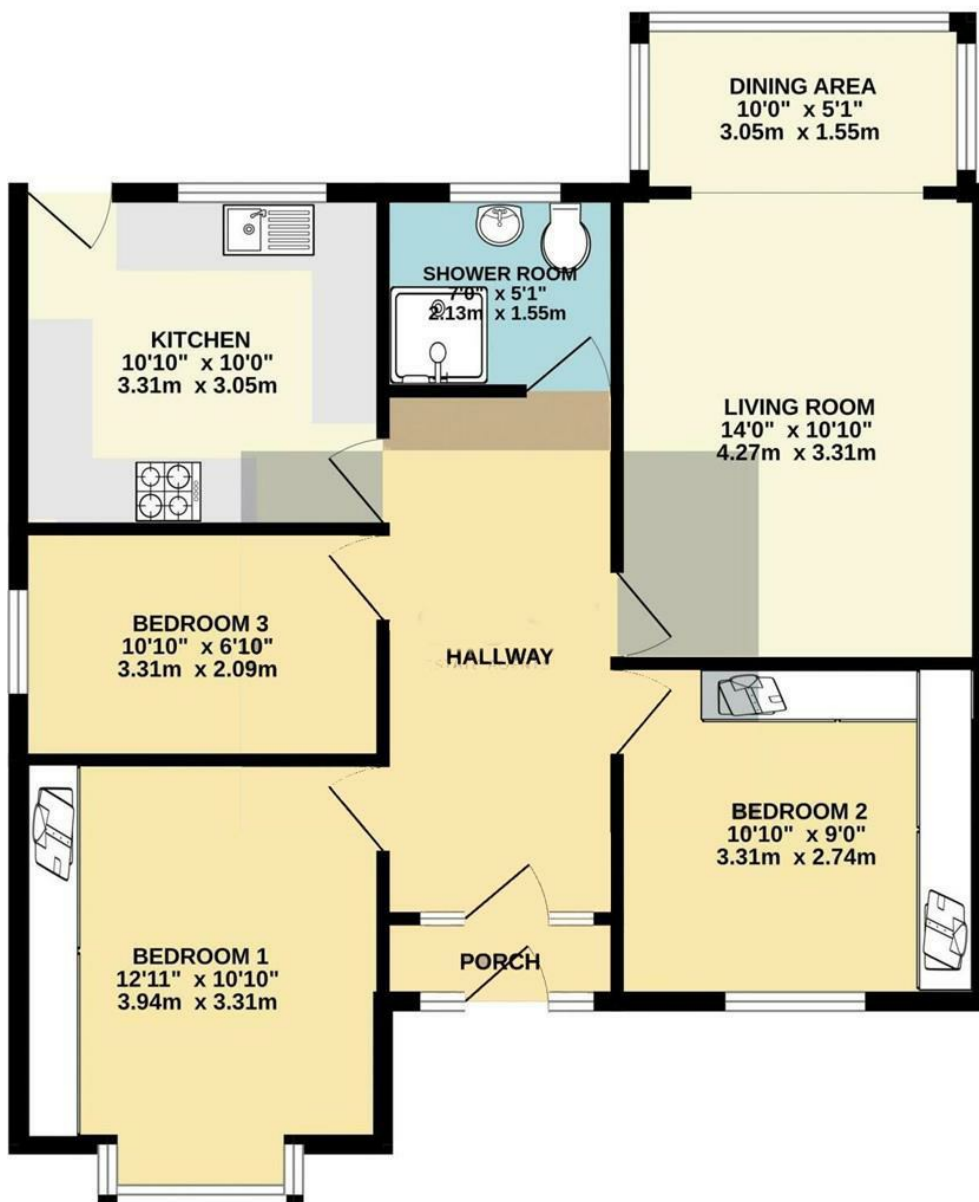
EPC -


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		75
(55-68)	D	67	
(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 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.