



Church Lane, Aylesby, Grimsby, DN37

£269,450

Offers in Region of

Tenure: Freehold, **Bedrooms:** 4

A truly exceptional detached bungalow lying in this idyllic, semi-rural location close to the village Church. Nicely tucked away and approached by a gravel driveway, this lovely bungalow lies in a secluded position.

Key features:

- Immaculately Presented
- Versatile Layout
- Secluded Position
- Private Gardens
- Four Bedrooms
- Sought After Area
- Conservatory
- Viewing Highly Recommended

Extra info:

- **Property Age:** 29 years
- **Council Tax:** Band E (£2189.19 per-annum)
- **Double Glazing:** All
- **Heating:** Other
- **Parking:** Garage



We are pleased to present this exceptional detached bungalow lying in this idyllic, semi-rural location close to the village Church.

Nicely tucked away and approached by a gravel driveway, this lovely bungalow lies in a secluded position, it stands in established well laid-out private gardens with car parking for several vehicles.

The accommodation offers ample living space, with a spacious living room & kitchen, modernised bathroom, as well as four bedrooms, utility room, and attached garage.

Viewing is highly recommended to fully appreciate this wonderful home.

Entrance Hall:

uPVC double glazed external door with side light, solid oak flooring

Sitting Room:

3.94m (12ft 11in) x 3.76m (12ft 4in)

Featuring solid oak flooring, attractive brick fireplace with multi fuel stove adds huge amount of character to this room, window and patio doors into rear garden

Conservatory:

3.94m (12ft 11in) x 3.76m (12ft 4in)

Built in brick with uPVC double glazed windows, this lovely conservatory enjoys a delightful outlook into the gardens, tiled floor

Kitchen:

3.53m (11ft 7in) x 3.38m (11ft 1in)

Having a stainless steel sink unit with mixer taps and an excellent range of quality wall and base units, window to front

Inner Lobby:

2.18m (7ft 2in) x 1.47m (4ft 10in)

With wall mounted cupboard, and plumbing for an automatic washer.

Side Entrance:

With a uPVC double glazed external door

Cloakroom:

Having tiled walls and fitted with a modern white suite, comprising low-flush w.c. and vanity basin. Radiator, uPVC double glazed window and ceiling inset with low-voltage down lighting.

Utility:

3.78m (12ft 5in) x 1.96m (6ft 5in) minimum

With radiator, uPVC double glazed window and LPG central heating boiler.

Bedroom 4/reception :

3.78m (12ft 5in) x 3.25m (10ft 8in)

uPVC double glazed window and external door.

Could easily be converted to create a fourth bedroom or additional living room.

Bedroom 1:

3.33m (10ft 11in) x 3.02m (9ft 11in)

Having an excellent range of fitted wardrobes, radiator, coved ceiling and uPVC double glazed window.

Bedroom 2:

3.4m (11ft 2in) x 2.72m (8ft 11in)

Having radiator, coved ceiling and a uPVC double glazed window.

Bedroom 3:

3.05m (10ft 0in) x 2.41m (7ft 11in)

Having radiator, coved ceiling and uPVC double glazed window.

Bathroom:

3.43m (11ft 3in) maximum x 2.69m (8ft 10in) minimum x 1.83m (6ft 0in)

With tiled walls and fitted with an excellent, modern white suite comprising vanity basin, low-flush w.c. and panelled bath with shower screen and shower over, granite counter tops.

Garage:

Internal dimensions 6.05m (19ft 10in) x 2.97m (9ft 9in)

A brick garage with power and lighting, electric up and over door

Gardens:

The bungalow stands in a lovely, secluded position and has delightfully mature and well laid-out gardens to the front, side and rear.

To the front is an electronically controlled security gate which opens into a wide driveway, which provides hardstanding for a number of cars. There is also space for a caravan/motor home if required.

The rear garden is an absolute delight. It enjoys a high degree of privacy and contains a number of well-established shrubs and trees. The garden is laid out to an interesting design, has lawns with planted borders and paved patio.

Access:

Access to the "Fieldings" is via a private driveway which is accessed off Church Lane, with its entrance close to the Church.

We understand that the "Fieldings" has a shared right of way over this shared driveway and that all parties using the driveway are responsible for its maintenance.

Floor plan:

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Performance Certificate:

Energy Performance Certificate

Fieldings, Church Lane, Aylesby, GRIMSBY, DN37 7TT

Dwelling type: Detached bungalow	Reference number: 9928-3063-7224-6631-9920
Date of assessment: 12 April 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 12 April 2019	Total floor area: 119 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,783
Over 3 years you could save	£ 675

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 294 over 3 years	£ 294 over 3 years	<div style="border: 2px solid green; padding: 5px; display: inline-block;"> <p style="color: green; font-weight: bold; margin: 0;">You could save £ 675 over 3 years</p> </div>
Heating	£ 2,793 over 3 years	£ 2,418 over 3 years	
Hot Water	£ 696 over 3 years	£ 396 over 3 years	
Totals	£ 3,783	£ 3,108	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G

Not energy efficient - higher running costs

Current	Potential
49	67

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 318
2 Solar water heating	£4,000 - £6,000	£ 273
3 High performance external doors	£1,500	£ 84

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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MISREPRESENTATION ACT, 1967.

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