



Lucas Court, Healing, Grimsby, DN41

£340,000

None

Tenure: Freehold, **Bedrooms:** 3

Stunning one off detached bungalow - spacious and well appointed accommodation - 3 DOUBLE BEDROOMS - oversized detached garage - modern open plan living - cul de sac location - viewing essential We are thrilled to offer for sale this superb individually built modern detached bungalow, situated

Key features:

- stunning unique home
- sought after location
- spacious accommodation
- oversized detached garage
- viewing essential

Extra info:

- **Property Age:** 13 years
- **Council Tax:** Band E (£2267.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Garage



Stunning one off detached bungalow - spacious and well appointed accommodation - 3 DOUBLE BEDROOMS - oversized detached garage - modern open plan living - cul de sac location - viewing essential

We are thrilled to offer for sale this superb individually built modern detached bungalow, situated on this quiet cul de sac within the ever desirable village of Healing. Built in 2006 the property has been completed to the highest of standards and specification throughout and offers the very latest in energy efficiency, including solar roof panels enabling temperature control of the hot water and a second set providing electricity and FIT, and rainwater harvesting for use in flushing the toilets. Internal viewing is a must in order to fully appreciate all the benefits of this extremely well planned residence.

ACCOMMODATION uPVC entrance door with stained glass finish and matching side panel opens into:

ENTRANCE HALL With alarm panel, staircase to first floor landing, radiator, coving to ceiling, under stairs storage cupboard, cupboard housing water tank and Kardene floor.

LOUNGE With uPVC leaded double glazed windows to front and side, radiator, coving to ceiling and spectacular marble fireplace with gas fire inset.

STUNNING OPEN PLAN KITCHEN DINER With uPVC double glazed window to rear, radiator, ceiling light and fan, coving to ceiling, a range of attractive high specification fitted units which incorporates sink with draining board, water filter, induction hob with extractor, integrated oven, microwave, dishwasher and fridge, under unit lighting, plinth heaters, tiled walls, large walk in cupboard and Kardene floor, open plan into

SUN ROOM With uPVC double glazed windows to side and rear, uPVC double glazed French doors onto rear garden, Kardene floor, radiator, coving and spotlights to ceiling.

UTILITY With a continuation of the Kardene floor, radiator, uPVC rear entrance door, fitted units incorporating plumbing for washing machine, dishwasher and space for freezer

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CLOAKROOM With uPVC opaque leaded double glazed window to side, low flush WC, vanity wash basin, radiator, partially tiled walls and Kardene floor.

STORAGE CUPBOARD This is off the utility and houses controls for water and heating from the solar roof panel system.

GROUND FLOOR MASTER BEDROOM Generous double bedroom with uPVC leaded double glazed bay window to front, radiator, coving to ceiling and a range of high specification wardrobes and bedroom furniture.

EN-SUITE A lovely contemporary bathroom suite with walk in shower cubicle, low flush WC with attached vanity unit and wash hand basin with mixer tap and vanity base, white panelled bath with shower attachment, coving and spotlights to ceiling, tiled walls and Kardene floor.

FIRST FLOOR LANDING With loft hatch and Velux windows to front and rear.

SHOWER ROOM With tiled effect Kardene floor, velux window to front, heated towel rail, vanity wash basin and attached low flush WC, walk in corner shower cubicle, tiled walls and coving to ceiling.

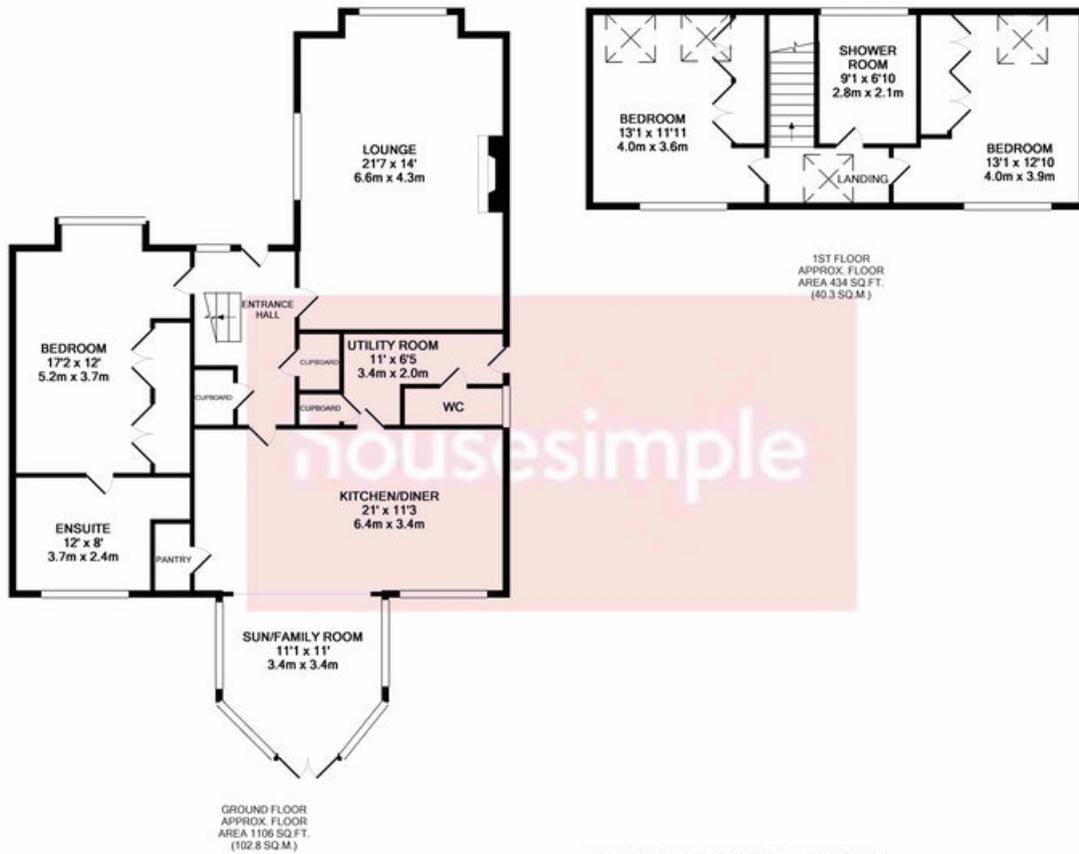
BEDROOM 2 Double bedroom with 2 velux windows to front, uPVC leaded double glazed window to rear, spotlights to ceiling, radiator and walk in loft cupboard.

BEDROOM 3 Double bedroom with uPVC leaded double glazed window to rear, velux window to front, radiator, spotlights to ceiling and storage cupboard with loft access.

OUTSIDE The property is approached by a long block paved driveway with beautifully landscaped lawned gardens to the front and rear.

DETACHED GARAGE 10'2" x 25'2" (3.1m x 7.67m). With uPVC double glazed door and window to side, uPVC double glazed window to rear, wood effect electric roller door to front and has full light and power.

Floor plan:



TOTAL APPROX. FLOOR AREA 1540 SQ.FT. (143.1 SQ.M.)
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

1, Lucas Court
Healing
GRIMSBY
DN41 7SB

Dwelling type: Detached bungalow
Date of assessment: 27 April 2010
Date of certificate: 27-Apr-2010
Reference number: 2138-4041-6244-5980-5920
Type of assessment: RdSAP, existing dwelling
Total floor area: 167 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81 - 91) B		
(69 - 80) C		
(54 - 68) D		
(39 - 53) E		
(21 - 38) F		
(1 - 20) G		

75 77

Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		
(81 - 91) B		
(69 - 80) C		
(54 - 68) D		
(39 - 53) E		
(21 - 38) F		
(1 - 20) G		

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England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

England & Wales EU Directive 2002/91/EC

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	156 kWh/m ² per year	149 kWh/m ² per year
Carbon dioxide emissions	4.3 tonnes per year	4.2 tonnes per year
Lighting	£154 per year	£88 per year
Heating	£605 per year	£618 per year
Hot water	£112 per year	£112 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperature, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

MISREPRESENTATION ACT, 1967.

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