

ARGYLE

ESTATE AGENTS



61 Humberston Avenue, Humberston DN36 4SR
Chain Free £550,000

Key Features:

- Individual Four Bedroom Detached Residence
- Prestigious Location Close To Excellent Schools
- Spacious and Highly Versatile Family Living
- Four Bedrooms & Games Room To 1st Floor
- Master Bedroom With En-Suite
- Large Plot With Established Private Gardens
- Double Integral Garage
- No Forward Chain

Privately tucked away occupying a 1/3 of an acre plot, a substantial and individually designed Four Bedroom Detached Home located in this sought after area, close to local amenities in New Waltham and excellent schools. Available for the first time since being built in the early nineties, the property offers spacious, practical, and highly versatile family living, set in established secluded gardens completely hidden from the road. The accommodation includes, a Front Reception Hall with Cloaks/W.C, Lounge, formal Dining Room leading to Conservatory, a dual aspect Kitchen Diner, and Inner Hallway leading to the Utility Room, Study, and Integral Garage. The first floor galleried landing leads to Four Double Bedrooms, inc. Master Bedroom with En-Suite, and a Family Bathroom. In addition, the third bedroom leads to a versatile room/potential fifth bedroom, currently used as a games room.



RECEPTION HALL

Front entrance to the property, with radiator, double glazed window to the front, built-in cloak cupboard and staircase to the first floor.

CLOAK/WC

1.99 X 1.38 (6'6" X 4'6")

Fitted with a w.c and hand basin. Radiator and an obscure double glazed window to the rear.

LOUNGE

5.44 X 4.30 (17'10" X 14'1")

A bay fronted triple aspect lounge with brick inglenook fireplace housing a multi fuel stove and incorporating bench seating with integral storage and log boxes. The inglenook is topped by a substantial locally sourced dock timber. Feature windows to side aspect. Three radiators.

DINING ROOM

3.86 X 3.53 (12'8" X 11'7")

A separate formal dining room with two radiators and patio doors to the rear garden. Access via French windows to:-

CONSERVATORY

3.12 X 2.97 (10'3" X 9'9")

A uPVC conservatory with two radiators and access to the rear garden. There are stained glass feature top window panels to all sides.

KITCHEN DINER

6.52 X 4.43 (21'5" X 14'6")

A dual aspect kitchen having double glazed windows to the front and rear. Fitted with a range of traditional wooden units, and work surfaces incorporating a resin sink/drain. Peninsular breakfast bar. Built-in electric double oven/grill, gas hob with extractor over, integrated dishwasher and space for further appliances. Two radiators.

INNER HALL

With a fitted storage cupboard, radiator, and access to the integral garage, and rear garden. Leading to:-

UTILITY ROOM

3.04 X 1.62 (10'0" X 5'4")

Providing further fitted storage, and work surfaces incorporating a stainless steel sink. Plumbing for a washing machine and further appliance space. Double glazed window to side aspect and radiator.

STUDY

3.15 X 3.08 (10'4" X 10'1")

With dual aspect double glazed windows to rear garden, and radiator.

FIRST FLOOR LANDING

Galleried landing with spindle balustrade, radiator, loft access, airing cupboard, and feature stained glass window to front aspect.

MASTER BEDROOM

3.87 X 3.87 (12'8" X 12'8")

Double glazed window to front aspect, built-in mirror fronted wardrobes, and radiator.

EN SUITE

2.85 X 1.81 (9'4" X 5'11")

Fully tiled and fitted with a large shower enclosure, pedestal basin, w.c and bidet. Radiator, and an obscure double glazed window to the side.

BEDROOM TWO

3.85 X 3.71 (12'8" X 12'2")

Double glazed window to rear aspect, and radiator.

BEDROOM THREE

2.82 X 2.81 (9'3" X 9'3")

Double glazed window to front aspect, radiator and access to:-

GAMES ROOM

5.30 X 3.87 (17'5" X 12'8")

A versatile room, with a radiator and two double glazed velux windows.

BEDROOM FOUR

2.97 X 2.76 (9'9" X 9'1")

Double glazed window to rear aspect, mirror fronted wardrobes, and radiator.

FAMILY BATHROOM

3.11 X 1.98 (10'2" X 6'6")

Comprising a panelled bath, shower enclosure, pedestal basin and w.c. Radiator, and an obscure double glazed window to the rear.

OUTSIDE

The property has a gravelled approach leading to block paved driveway parking. The front of the property is well established providing total privacy, and includes a lawned area with summer house (with light and power sockets) and decking, plus raised vegetable beds. There is access at both sides, to one side a courtyard area with water feature. The rear garden is again well established and private, and includes further shaped lawn, a pond, greenhouse and woodland area. External power sockets in courtyard, next to the summer house and also near the pond.

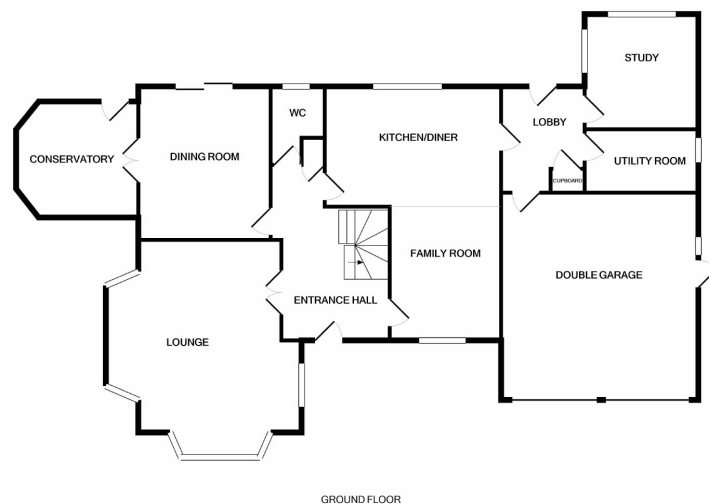
DOUBLE GARAGE

With twin up and over doors, side door, and housing the gas central heating boiler. Small stainless steel basin with hot/cold water supply and hose connection point.

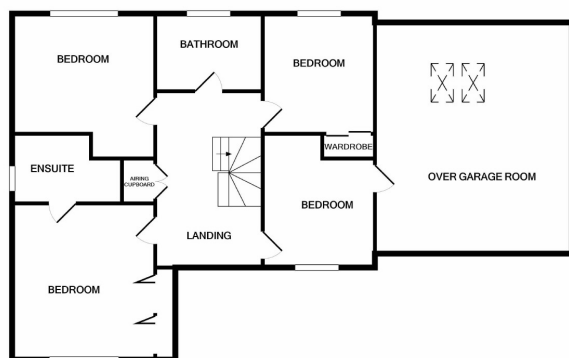
TENURE

Freehold



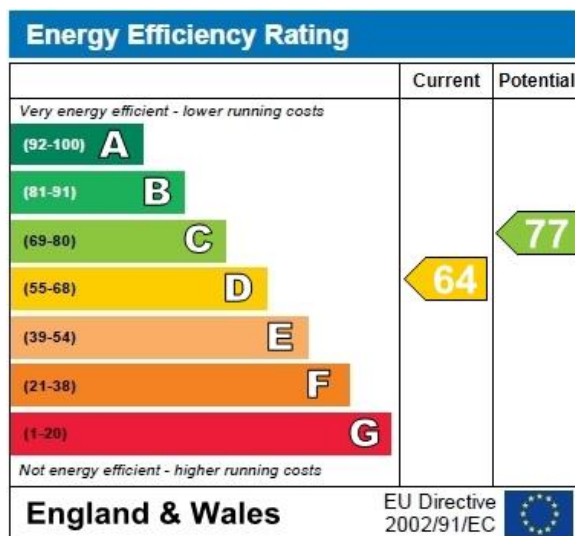


GROUND FLOOR



1ST FLOOR

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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VIEWINGS

By Appointment Only

TENURE

We are advised by the vendor that the property is: Freehold However, prospective purchasers should have the tenure of this property confirmed by a solicitor.
Additional Information Local Authority: North East Lincolnshire Council Telephone 01472 313 131
Services: All mains services are available or connected subject to the statutory regulations. we have not tested any heating systems, fixtures, appliances or services.

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS

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