



74 Coniston Crescent, Humberston, North East Lincolnshire, DN36 4BA
£235,000

Key Features:

- Three Bedroom Detached Bungalow
- Superb Position Backing Onto Humberston Golf Course
- Two Double Bedrooms
- Study/Third Bedroom
- Spacious Full Width Sun Room
- Rear Lounge With Log Burner
- Private South Facing Rear Aspect
- Excellent Scope For Modernisation

Located in this sought after residential area, an individual Three Bedroom Detached Bungalow occupying a superb position backing onto Humberston golf course. Offering good sized accommodation, set in attractive gardens enjoying a private south facing rear aspect.

The accommodation comprises; entrance hall, kitchen, a full width sunroom with views of the garden, snug lounge with log burner, two double bedrooms, a study/third bedroom, and a bathroom. Viewing Highly Recommended.



ENTRANCE HALL

A central entrance hall, with built-in storage cupboards, one housing the gas central heating boiler. Feature glazed double doors leading into the lounge.

KITCHEN

14'10" x 9'4" (4.53 x 2.85)

Fitted with a large range of white units and contrasting work surfaces incorporating a resin sink. Integrated dishwasher, plumbing for a washing machine, and space for further appliances. Side aspect window. Open access to:-

SUN ROOM

23'9" x 9'1" (7.26 x 2.77)

Overlooking the rear garden, a spacious full width sun room providing dining and sitting areas. With patio doors to the rear, and access to the side of the property. Glazed double doors leading to:-

LOUNGE

15'8" x 10'10" (4.80 x 3.32)

Rear lounge with feature fireplace incorporating a log burning stove.

BEDROOM 1

10'11" x 10'9" (3.33 x 3.28)

Master bedroom with a front aspect window and fitted wardrobes.

BEDROOM 2

8'11" x 10'9" (2.74 x 3.29)

A second double bedroom, with a side aspect window.

BEDROOM 3

9'4" x 6'11" (2.85 x 2.11)

Currently used as a study, with a front aspect window.

BATHROOM

9'4" x 5'4" (2.85 x 1.63)

Fitted with a pedestal basin, wc, and corner bath with overhead shower. Heated towel rail, and a side aspect window.

OUTSIDE

The property is set in well maintained established gardens, approached by a driveway to the front. The rear garden offers excellent privacy, and is mainly laid to shaped lawn with well stocked beds and borders. Outbuildings include a gazebo with fire pit/ bbq, two sheds, and a spacious garden room. There is a full width paved patio across the back of the bungalow, a courtyard area to the side, and a lean-to currently used as a workshop & potting shed.

GARDEN ROOM

17'8" x 8'3" (5.39 x 2.52)

A versatile room, ideal as a home office, garden bar etc,

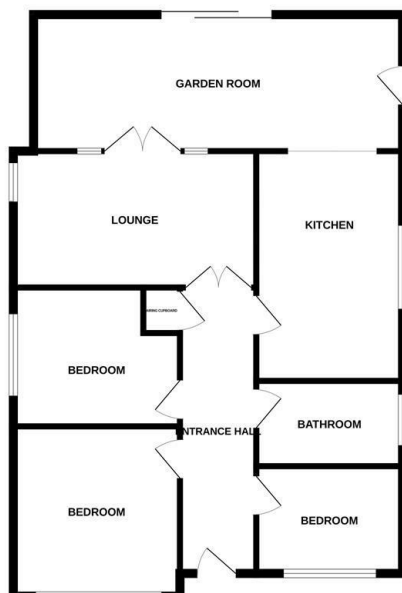
TENURE

FREEHOLD

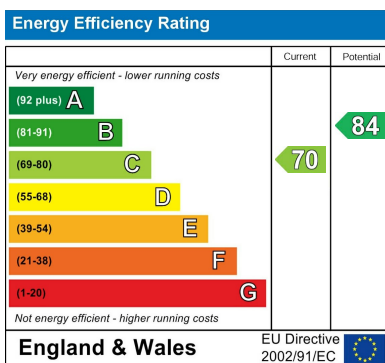
COUNCIL TAX BAND

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Viewing

By appointment only.

Tenure

We are advised by the vendor that the property is: As Above 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.

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