



27 Swales Road, Humberston, North East Lincolnshire, DN36 4UG
£329,950

Key Features:

- Four Bedroom Detached Property
- Popular Humberston Location
- Excellent School Catchment
- Two Reception Rooms
- Modern Kitchen Diner
- Four Double Bedrooms
- Master En Suite
- Downstairs Cloaks/WC
- Solar Panels

Found in the highly sought after village of Humberston, a well presented four bedroom detached family home ideally located within short walking distance of popular schools, amenities on Fieldhouse Road and easy access to Cleethorpes seafront.

Accommodation: entrance hall, cloaks/wc, front aspect lounge, further sitting room, spacious open plan kitchen diner, master bedroom with en-suite, three further double bedrooms and a family bathroom.

The property occupies a pleasant cul de sac position, with ample off road parking, and a good sized garden to the rear.



ENTRANCE HALL

Front entrance to the property featuring oak effect laminate flooring.

CLOAKROOM

5'4" x 2'9" (1.64 x 0.84)

Fitted with a wc and hand basin.

LOUNGE

15'7" x 10'8" (4.77 x 3.27)

With a front aspect window.

SECOND SITTING ROOM

16'2" x 8'0" (4.94 x 2.46)

A versatile room to front aspect, ideal as a home office or play room. With a built-in utility cupboard providing plumbing for a washing machine and housing the gas central heating boiler.

KITCHEN DINER

26'5" x 12'2" (8.06 x 3.71)

A full width kitchen diner featuring a large range of modern white gloss units and contrasting work surfaces incorporating a breakfast bar. Integrated appliances including an electric oven, combination microwave, gas hob with extractor over, double fridge/freezer, and dishwasher. Composite sink/drain. Solid oak flooring. Side and rear aspect windows, and access onto the rear garden.

FIRST FLOOR LANDING

With a built-in storage/airing cupboard, and access to the loft via a drop down ladder.

MASTER BEDROOM

10'7" x 10'11" (3.25 x 3.34)

To front aspect, fitted with modern built-in wardrobes.

EN SUITE SHOWER ROOM

5'9" x 6'6" (1.76 x 2.00)

Fitted with a modern vanity sink unit, wc and shower enclosure.

BEDROOM 2

12'0" x 11'10" (3.67 x 3.62)

To front aspect, fitted with modern built-in wardrobes.

BEDROOM 3

11'0" x 9'6" (3.36 x 2.91)

To rear aspect.

BEDROOM 4

11'1" x 8'11" (3.39 x 2.72)

To rear aspect.

BATHROOM

7'5" x 5'7" (2.28 x 1.71)

Fitted with a pedestal basin, wc and panelled bath with shower over.

OUTSIDE

The property stands in lawned gardens, with driveway parking for two vehicles.

COUNCIL TAX BAND

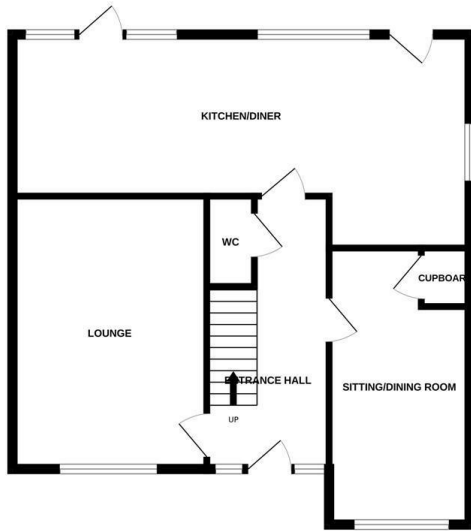
D

TENURE

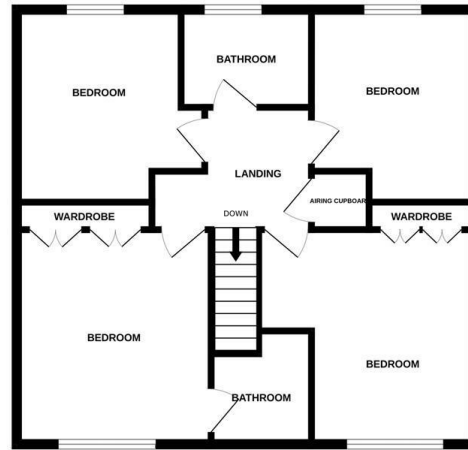
FREEHOLD



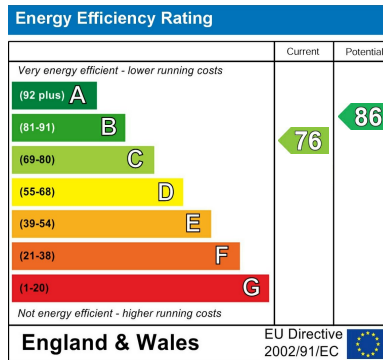
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with MetroPix ©2024



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.

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS

Although we have taken great care to ensure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. Any references to the condition, use or appearance of the property or appliances therein, are made for guidance only, and no warranties are given or implied by this information. It is not the Agents policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries., in order to ensure that any necessary consents have been obtained. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purposes only and are not for any other use but guidance and illustration. The Agents have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore