



**33 Tetney Road, Humberston, North East Lincolnshire, DN36 4JE**  
**£560,000**

## Key Features:

- Unique Detached Bungalow - Total Plot Size Of 0.4 Acres
- Two Homes In One - Perfect For Multi-Generational Living
- Fully Refurbished In 2021
- Main House - 3 Beds, 1 Bathroom
- Attached Annex - Two Beds, 1 Bathroom
- Established Lawned Gardens Overlooking Paddocks To The Rear
- Log Cabin - Ideal For Business Use or Games Room
- Driveway Parking For Several Vehicles
- Excellent School Catchment
- A Rare Find! Viewing Highly Recommended

An individually designed and well-appointed detached family home, superbly modernised and arranged for multi-generational living. Occupying a generous plot in total of 0.4 acres, this deceptively spacious property has been extended over the years, and more recently totally transformed to provide a three bedroom main house and a two bedroom annex connected via a central hallway.

Featuring modern kitchens and bathrooms, two separate heating systems, uPVC double glazing, oak internal doors and engineered wood flooring throughout the majority of the property.

The accommodation to the main house comprises: a bay fronted lounge featuring a log burning stove, kitchen, conservatory overlooking the rear garden, three double bedrooms and a bath/shower room. The adjoining annex offers a sitting room, kitchen, two double bedrooms and a bath/shower room.

Set in beautifully maintained grounds, providing ample parking at the front, and an extensive lawned garden to the rear overlooking paddocks and open fields beyond. There is a detached garage (no vehicular access), and the addition of a fabulous log cabin (8.06 x 3.75) providing endless opportunities.

Located in the highly sought after village of Humberston, having easy access to Cleethorpes seafont, and situated within short walking distance to popular primary and secondary schools. A unique opportunity...Viewing Highly Recommended.



### ENTRANCE HALL

Front entrance to the property, connecting the main house and the annex. Featuring engineered wood flooring.

### MAIN HOUSE

#### LOUNGE

23'3" x 13'9" (7.11 x 4.21)

A well-proportioned lounge with a bay window to front aspect and additional side windows. Featuring a log burning stove and continued wood floor.

#### KITCHEN

16'1" x 15'3" (4.92 x 4.66)

Fitted with a large range of modern gloss fronted units, including a large utility cupboard. Stone effect composite work surfaces inset with a 1.5 sink. Built-in oven/grill, five ring gas hob with extractor over, integrated dishwasher, and space for further appliances. Tiled floor. Rear aspect window, and access into:-

#### LOFT

Accessed via a drop down ladder, a boarded loft room with dormer window. Housing the two gas central heating boilers (3 years old).

#### CONSERVATORY

18'2" x 10'6" (5.56 x 3.22)

An excellent recent addition to the property, overlooking the rear garden and fields beyond. With tiled floor and sliding glazed doors.

#### BEDROOM 1

13'10" x 12'4" (4.24 x 3.77)

Enjoying views over the rear garden, with French doors opening onto the patio area, and continued wood floor.

#### BEDROOM 2

12'5" x 10'7" (3.80 x 3.23)

With a side aspect window, and continued wood floor.

#### BEDROOM 3

13'10" x 8'2" (4.24 x 2.51)

Overlooking the front lawn, with patio doors, and continued wood floor.

#### BATHROOM

10'5" x 8'1" (3.19 x 2.47)

Featuring a modern suite comprising a whirlpool bath, large shower enclosure, vanity sink unit and concealed cistern wc. Aqua boarding to walls and ceiling, tiled floor and heated towel rail. Obscure glazed window.

### ANNEX

#### SITTING ROOM

11'6" x 9'8" (3.52 x 2.95)

With French doors opening onto the rear garden, and wood flooring.

#### KITCHEN

15'7" x 9'0" (4.75 x 2.75)

Fitted with a modern range of gloss fronted units, contrasting work surfaces incorporated a composite sink, built-in oven/grill, five ring gas hob with extractor over, and space for further appliances. Wood effect vinyl flooring. Front and side aspect windows.

#### BEDROOM 1

15'7" x 11'3" (4.75 x 3.44)

With a side aspect window, velux windows, and continued wood flooring.

#### BEDROOM 2

15'7" x 7'4" (4.75 x 2.24)

With a side aspect window, and continued wood flooring.

#### BATHROOM

8'11" x 6'7" (2.73 x 2.02)

Featuring a modern suite comprising a large walk-in shower, extra deep bath, vanity sink unit and concealed cistern wc. Heated towel rail. Tiled floor. Aqua boarding to walls. Obscure glazed window.

### OUTSIDE

The gardens are a superb feature of the property. Approached via double gates opening to a spacious brick edged driveway providing parking for multiple vehicles. The gardens are predominantly laid to lawn including well stocked beds and borders, a variety of mature fruit trees, and an Indian sandstone paved patio. Overlooking paddocks at the rear, we are advised that the land beyond the garden is heritage land.

### LOG CABIN

26'5" x 12'3" (8.06 x 3.75)

A versatile garden room, complete with double glazing, two electric wall heaters and Kingspan insulation. Includes adjoining hot tub area.

### GARAGE

19'10" x 10'5" (6.05 x 3.2)

A detached garage with an up and over door, power/light. Ideal for storage/workshop.

### TENURE

FREEHOLD

### COUNCIL TAX BAND


D



MAIN BUILDING  
1952 sq.ft. (181.4 sq.m.) approx.

OUTBUILDINGS  
756 sq.ft. (70.3 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		77
(69-80) <b>C</b>		
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

## 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

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