



4 Tetney Road, Humberston, North East Lincolnshire, DN36 4JD
£217,500

Key Features:

- Two Bedroom Semi Detached Bungalow
- Versatile Accommodation Over Two Floors
- Modern Kitchen Diner
- Lounge & Dining Room
- Garden Room
- Close To Popular Schools
- Ample Off Road Parking
- VIDEO VIEWING AVAILABLE

A two/three bedroom semi detached bungalow located just off Humberston Avenue, ideally placed within close proximity of popular primary and secondary schools. Well presented, the accommodation includes; a side entrance hall, bay fronted lounge, dining room, kitchen diner, ground floor double bedroom, bathroom, and converted loft space providing a second bedroom. Set well back from the road, the property offers ample off road parking to the front, and to the rear a versatile garden room/summerhouse.



ENTRANCE HALL

Accessed via the side of the property, an L-shaped hall with useful walk-in storage cupboard, and an enclosed staircase to the first floor.

LOUNGE

14'9" x 10'6" (4.50 x 3.22)

A bay fronted lounge, with modern fireplace incorporating an electric stove.

DINING ROOM/BEDROOM 3

11'3" x 9'11" (3.45 x 3.04)

Formal dining space, or optional third bedroom if required. With a rear aspect window.

KITCHEN

11'11" x 11'8" (3.65 x 3.57)

Fitted with a range of cream units, and contrasting work surfaces incorporating a stainless steel sink. Built-in oven, gas hob, plumbing for a washing machine and space for further appliances. Unit housing the gas central heating boiler. Rear aspect window and access to the garden.

BATHROOM

7'3" x 5'11" (2.21 x 1.82)

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

BEDROOM 1

12'5" x 9'11" (3.80 x 3.04)

A double bedroom to front aspect.

FIRST FLOOR

BEDROOM 2

With fitted wardrobes, velux window, and access to eaves storage.

OUTSIDE

Set well back from the road, the property is approached by a long driveway providing off road parking for 2/3 vehicles, and front garden laid to lawn. To the rear are dual aspect decking areas and further lawn.

GARDEN ROOM/SHED

19'8" x 9'10" (6 x 3)

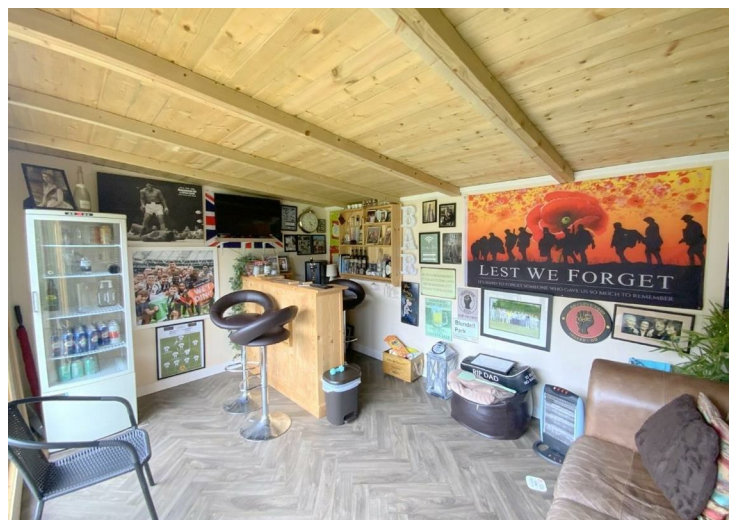
A versatile room providing endless opportunities - currently fitted out as a bar, with adjoining shed. (Internal fittings not included in sale).

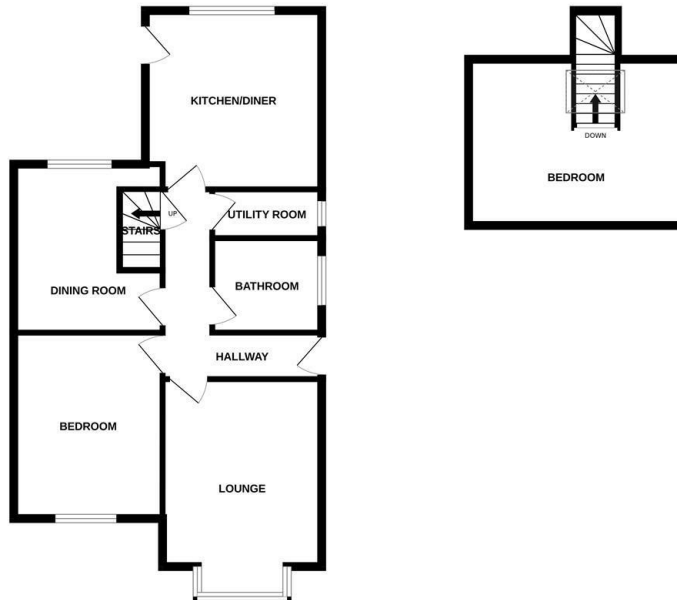
TENURE

LEASEHOLD - call office for details

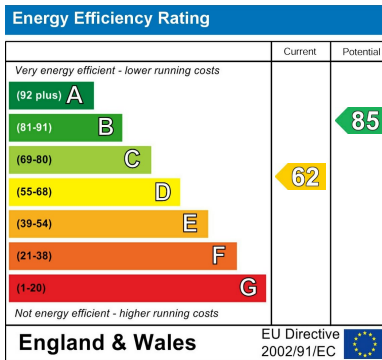
COUNCIL TAX

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The correct, options and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with floorplan 12/24



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