



**10 St. Marks Road, Humberston, North East Lincolnshire, DN36 4DX**  
**£179,950**

## Key Features:

- Two Bedroom Semi Detached Bungalow
- Popular Village Location
- Well Maintained Accommodation -New GCH Boiler
- Driveway & Garage To The Rear
- No Forward Chain
- VIDEO VIEWING AVAILABLE

A well maintained two bedroom semi-detached bungalow located in this ever popular area of Humberston, close to local amenities and a short distance to Cleethorpes seafront. The property occupies a spacious corner position having gardens to the front, side and rear, with driveway parking and a detached garage. The accommodation offers; a front entrance hall, lounge, kitchen, separate dining room, two bedrooms and a bathroom. Benefiting a new gas central heating boiler installed April 2024. Viewing highly recommended...Offered for sale with no forward chain.



### **ENTRANCE HALL**

Front entrance to the property accessed via a uPVC decorative glazed door.

### **LOUNGE**

13'4" x 10'10" (4.08 x 3.32)

To front aspect, with brick fireplace incorporating a freestanding gas fire.

### **DINING ROOM**

10'0" x 9'5" (3.06 x 2.88)

A versatile room to rear aspect, or third bedroom if required. With a fitted storage cupboard housing the gas central heating boiler (NEW April 2024).

### **KITCHEN**

9'5" x 9'4" (2.88 x 2.86)

Fitted with wall and base mounted units, work surfaces incorporating a stainless steel sink, plumbing for a washing machine and space for further appliances. Rear aspect window and access to the rear garden.

### **BEDROOM 1**

12'10" x 11'7" (3.93 x 3.54)

To front aspect, with fitted wardrobes.

### **BEDROOM 2**

11'4" x 6'8" (3.46 x 2.04)

With a side aspect window.

### **BATHROOM**

5'4" x 6'11" (1.65 x 2.11)

Fitted with a pedestal basin, wc and panelled bath with electric shower over. Obscure glazed window.

### **OUTSIDE**

The property stands on a corner position, with driveway parking and detached brick garage accessed via the rear. The gardens are mainly laid to lawn to the front and side, and paved at the rear, with shed.

### **TENURE**

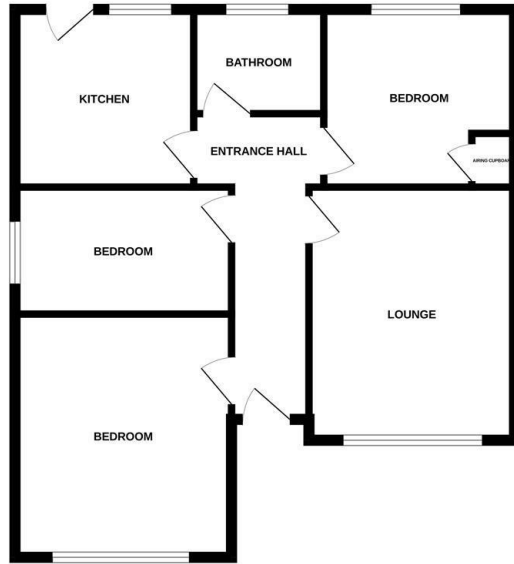
FREEHOLD

### **COUNCIL TAX**

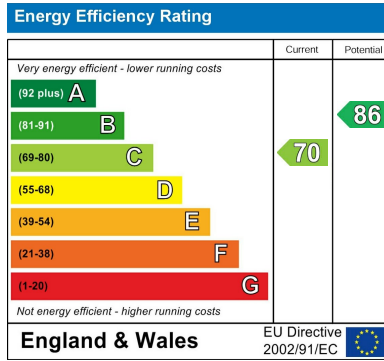
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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The accuracy, legibility and applicability of these plans have not been tested and no guarantee as to their accuracy or efficiency can be given. Made with MyHomeplan 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

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