



28 Church Avenue, Humberston, North East Lincolnshire, DN36 4DL
£250,000

Key Features:

- Three Bedroom Semi Detached Home
- Spacious Corner Plot
- Three Reception Rooms
- Snug/Third Bedroom
- Double Detached Garage
- Attractive Low Maintenance Gardens
- Ample Driveway and Parking
- Excellent School Catchment
- Summer House

A Three bedroom semi detached property occupying a generous corner position, set in spacious gardens with driveway and detached double garage. Located in this ever popular area of Humberston.

Well presented the accommodation comprises:- lounge, snug/third bedroom, dining room, conservatory, kitchen, bathroom and to the first floor two double bedrooms.

The location is excellent for reputable primary and secondary schools, nearby amenities, and a short distance to Cleethorpes seafront. A superb opportunity...Viewing Highly Recommended.



ENTRANCE PORCH

Leading to lounge through a wooden inner door.

LOUNGE

17'4" x 8'3" (5.29 x 2.52)

A front aspect room with electric fire, radiator, carpeted flooring and wooden french doors leading to the snug.

SNUG/BEDROOM 3

Window to front aspect.

DINING ROOM

12'0" x 9'10" (3.67 x 3.02)

Wooden effect lino with Upvc french doors leading into conservatory.

CONSERVATORY

15'6" x 12'5" (4.73 x 3.79)

Carpeted flooring, electric fire and solid roof.

KITCHEN

10'8" x 8'11" (3.27 x 2.74)

Fitted with a range of units and work surfaces incorporating a ceramic sink, plumbing for a washing machine and space for free standing range cooker and further appliances. Wood effect lino. Windows to side and rear aspect. .

BATHROOM

7'8" x 6'7" (2.34 x 2.02)

Fitted with a pedestal sink, bath with shower over, WC and heated towel rail, and rear aspect window.

BEDROOM 1

13'6" x 11'8" (4.12 x 3.58)

To front aspect, with built-in wardrobes.

BEDROOM 2

15'7" x 8'6" (4.77 x 2.60)

To front aspect.

SUMMER HOUSE

9'11" x 7'6" (3.04 x 2.29)

Wooden summer house, wood effect lino, power/lights.

GARAGE

19'6" x 18'4" (5.95 x 5.59)

Double detached brick garage with up and over doors, power/light.

OUTSIDE

Occupying a corner position, the property stands in very private gardens to the front, side and rear, all immaculately maintained with secluded seating areas and summerhouse. Driveway situated at the side of the property leading to the detached double garage.

TENURE

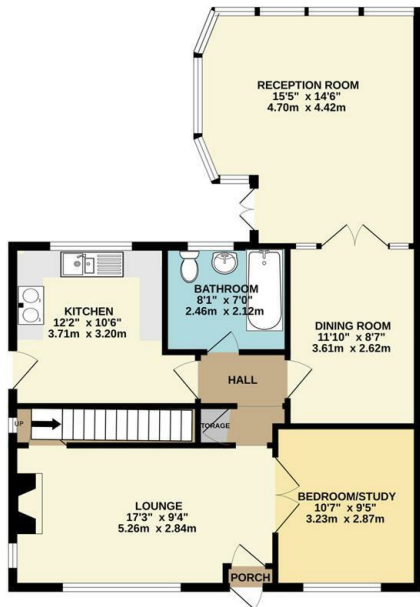
FREEHOLD

COUNCIL TAX BAND

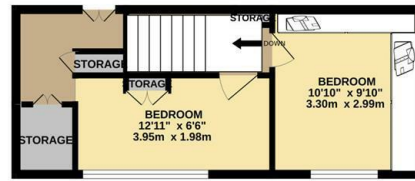
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GROUND FLOOR
795 sq.ft. (73.9 sq.m.) approx.



1ST FLOOR
289 sq.ft. (26.8 sq.m.) approx.



TOTAL FLOOR AREA - 1084 sq.ft. (100.7 sq.m.) approx.

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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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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31 Sea View Street, Cleethorpes, North East Lincolnshire, DN35 8EU Tel: 01472 603929