



**8 The Cloisters, Humberston, North East Lincolnshire, DN36 4HT**  
**£440,000**

## Key Features:

- Attractive Four Bedroom Detached Home
- Favoured Area In The Heart Of Humberston
- Spacious Modern Family Living
- Generous Rear Garden
- Open Plan Kitchen/Breakfast Room & Dining Area
- Two Reception Rooms
- Master Suite With Shower Room & Dressing Room
- Utility Room & Cloakroom
- Ample Driveway Parking

A superb four bedroom detached property extensively modernised and re-designed by the current owners, creating a spacious family home boasting a generously sized rear garden. Situated in this desirable area, close to Church Lane, an ideal setting for families within close proximity to popular primary and secondary schools, and just a short distance from Cleethorpes seafront.

Immaculately presented, the accommodation offers :- Entrance Hall, two front aspect living rooms - both with feature media walls, utility room/cloakroom, dining area, and breakfast kitchen with bi- fold doors opening onto the rear garden - providing fabulous indoor/outdoor space for family gatherings and entertaining. The first floor landing gives access to the four bedrooms and family bathroom, the master bedroom boasting an en-suite shower room and dressing room. A lovely home ...viewing highly recommended.



### ENTRANCE HALL

Accessed via the front of the property, a spacious hall featuring porcelain floor tiles which continue to the rear. Return staircase with glass balustrade and understairs cupboard.

### LOUNGE

15'11" x 11'10" (4.86 x 3.62)

A front aspect lounge with statement media wall incorporating a modern log effect electric fire.

### KITCHEN / BREAKFAST ROOM

26'7" x 11'0" (8.12 x 3.36)

The hub of home, featuring bi-fold doors opening into the decked terrace area. Fitted with a large range of grey gloss units and contrasting work tops with an undermounted 1.5 sink. Appliances include a built-in oven and combi oven/microwave, integrated dishwasher and recess for an American style fridge/freezer. A large sociable island provides additional storage, a four/five seater breakfast bar, integral wine cooler and an induction hob with extractor over. Rear aspect window. Porcelain tiled floor throughout.

### DINING AREA

11'11" x 8'5" (3.64 x 2.59)

With French doors opening onto the rear garden.

### FAMILY ROOM

17'8" x 10'0" (5.41 x 3.07)

A versatile room with additional media wall. Two front aspect windows.

### UTILITY ROOM

10'1" x 7'1" (3.08 x 2.17)

Providing further fitted storage, work top incorporating a stainless-steel sink, plumbing for a washing machine and dryer space.

### CLOAKROOM

6'11" x 3'3" (2.13 x 1.00)

Fitted with a pedestal basin and wc. Velux window.

### FIRST FLOOR LANDING

With a built-in storage/airing cupboard housing the gas central heating boiler. Access to the loft.

### BEDROOM 1

16'5" x 11'10" (5.02 x 3.63)

Master bedroom to front aspect.

### EN SUITE SHOWER ROOM

12'0" x 5'11" (3.68 x 1.81)

L-Shaped Measurements

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

### EN-SUITE/ DRESSING ROOM

10'2" x 10'0" (3.12 x 3.05)

Dressing area/walk-in wardrobe to front aspect. (With potential to create a fifth bedroom if required).

### BEDROOM 2

10'0" x 8'9" (3.05 x 2.69)

To rear aspect, with built-in wardrobes.

### BEDROOM 3

10'0" x 8'7" (3.07 x 2.62)

To rear aspect, with built-in wardrobes.

### BEDROOM 4

10'0" x 7'8" (3.06 x 2.35)

To side aspect, with built-in wardrobes.

### BATHROOM

8'10" x 7'9" (2.70 x 2.38)

Featuring a freestanding bath, large shower enclosure with dual shower heads, vanity sink unit, and wc.

### OUTSIDE

Occupying a cul de sac location, the front of the property is approached by a double width driveway and garden area with gravelled stone.

The extensive rear garden is mainly laid to well maintained lawn, with raised terrace area having composite decking and modern glass balustrade.

### TENURE

FREEHOLD

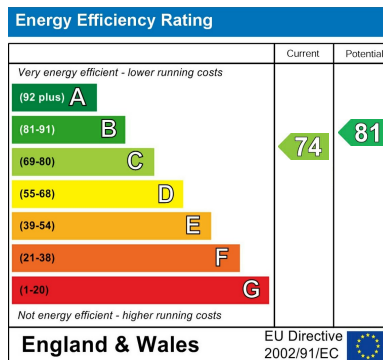
### COUNCIL TAX

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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 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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## 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.

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