



**35, Humberston Avenue, Humberston, North East Lincolnshire, DN36 4SW**  
**£425,000**



## Key Features:

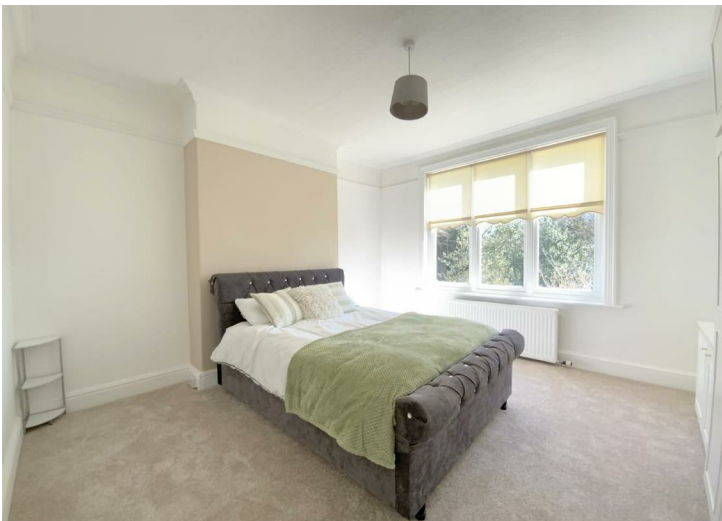
- Substantial Edwardian Semi Detached Property
- Spacious & Versatile Family Accommodation
- Five Bedrooms (Four Large Doubles)
- Two Reception Rooms & Study
- Breakfast Kitchen, Utility Room
- Original Features Throughout
- Ample Off Road Parking
- Good Sized Rear Garden
- Close To Popular Schools

Located in this prime residential area, a five bedroom semi detached home offering spacious and versatile family living.

Dating from circa 1906, this substantial property boasts period charm and character throughout retaining many original features, including high corniced ceilings, elegant staircase, sash windows and well-proportioned room sizes.

Arranged over three floors, the accommodation offers:- a side entrance porch, entrance hall, a bay fronted living room, dining room, study, cloaks/wc, breakfast kitchen and utility room. At first floor level there are three generous sized double bedrooms, a single bedroom and house bathroom, whilst on the second floor is a further double bedroom. Set well back from the road the property offers ample driveway parking, and a good sized rear garden.

Ideally situated for local amenities including the Humberston Country Club, in catchment of highly regarded primary and secondary schools, and a short drive to Cleethorpes seafront. Viewing Highly Recommended.





### ENTRANCE HALL

12'7" x 11'2" (3.85 x 3.42)

Accessed via a side entrance porch. A welcoming entrance hall with staircase to the first floor.

### CLOAKROOM

6'3" x 4'9" (1.92 x 1.45)

Fitted with a wc and vanity sink unit. Built-in coat/storage cupboard.

### LIVING ROOM

18'0" x 15'10" (5.49 x 4.85)

To front aspect, with bay window, and traditional style open fireplace having a marble back and hearth.

### DINING ROOM

13'10" x 13'9" (4.23 x 4.20)

A second reception room, to front aspect.

### STUDY

9'10" x 8'4" (3.00 x 2.55)

A versatile room currently used as a store room, with a rear aspect window.

### KITCHEN

13'11" x 13'10" (4.25 x 4.24)

Measured at maximum width.

Fitted with a range of traditional style units, worktops incorporating a stainless-steel sink, built-in oven/grill, ceramic hob with extractor over, and space for further appliances. Side aspect window.

### UTILITY ROOM

19'10" x 8'4" (6.05 x 2.56)

A large area, with plumbing for a washing machine, and wall mounted gas central heating boiler. Rear entrance door.

### FIRST FLOOR

#### BEDROOM 1

15'11" x 13'4" (4.86 x 4.07)

To front aspect, with fitted wardrobes.

#### BEDROOM 2

14'0" x 13'10" (4.28 x 4.23)

To front aspect, with fitted wardrobes.

#### BEDROOM 3

14'0" x 13'10" (4.28 x 4.23)

To rear aspect, with a built-in double wardrobe.

#### BEDROOM 4

10'1" x 6'6" (3.09 x 2.00)

A single bedroom, to rear aspect.

### BATHROOM

9'10" x 8'9" (3.02 x 2.69)

Fitted with a shower enclosure, bath, pedestal basin and wc. Heated towel rail.

### SECOND FLOOR

#### BEDROOM 5

18'9" x 12'7" (5.72 x 3.84)

Measured into dormer window.

With a built-in storage cupboard.

### OUTSIDE

The property is approached by a gravelled stone driveway to the front. Gated side access leads to the rear garden which is mainly laid to lawn.

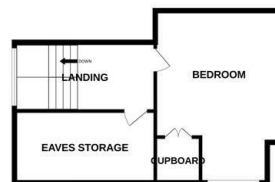
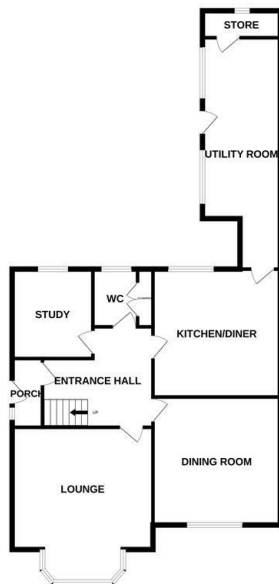
### TENURE

FREEHOLD

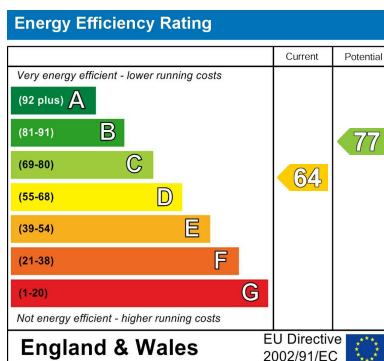
### COUNCIL TAX BAND

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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 misstatement. 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.

## DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS

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