



12, Forest Way, Humberston, North East Lincolnshire, DN36 4HQ
£340,000

Key Features:

- Four Bedroom Detached Family Home
- Popular Village Location
- Immaculately Presented & Spacious Throughout
- Four Good Sized Double Bedrooms
- Two Reception Rooms & Conservatory
- Kitchen/Breakfast Room
- Utility Room & Downstairs Cloak/WC
- Family Bath/Shower Room
- South-West Facing Rear Garden
- Driveway Parking & Integral Garage

Set in a popular residential area of Humberston, this well proportioned four bedroom detached home provides spacious and flexible living, ideal for growing families.

Well placed for nearby local amenities, excellent schools, and a short distance from Cleethorpes seafront, the property offers convenience, space and potential.

The accommodation features:

Four comfortable double bedrooms - all with built-in wardrobes

Generous lounge - with useful understairs study area

Dining room linking the lounge and kitchen - ideal for entertaining

Conservatory overlooking the rear garden - suitable for year-round use

Kitchen/Breakfast Room - with potential to modernise

First floor family bathroom - with bath and separate shower

Downstairs cloakroom and separate utility room

Underfloor heating throughout the ground floor

Integral garage - great use of space with access from the utility room

South-west facing rear garden - well maintained with lawn and patio



ENTRANCE HALL

10'0" x 5'0" (3.07 x 1.53)

Accessed via a front entrance porch.

LOUNGE

20'10" x 13'8" (6.37 x 4.19)

A front aspect lounge with bow window, classic style fireplace incorporating a Dimplex Optimyst electric fire, and useful understairs fitted study area. Oak effect LVT flooring. French doors opening into:-

DINING ROOM

16'8" x 12'8" (5.10 x 3.88)

With open arch to the kitchen, and bi-folding doors opening into the conservatory.

CONSERVATORY

16'8" x 12'8" (5.10 x 3.88)

A uPVC conservatory extension overlooking the rear garden. Suitable for year-round use having an electric wall heater and air conditioning unit. Solid wood flooring.

KITCHEN/BREAKFAST ROOM

15'9" x 11'9" (4.81 x 3.60)

Fitted with a range of traditional style units, and contrasting worktops incorporating a dining table. Built-in oven, electric hob with canopy extractor, and integrated dishwasher. Rear aspect window and entrance door.

UTILITY ROOM

10'9" x 6'2" (3.30 x 1.90)

Providing additional storage, plumbing for a washing machine and dryer space. Access to garage.

CLOAKROOM

4'5" x 4'1" (1.36 x 1.26)

Fitted with a vanity sink unit and wc.

FIRST FLOOR LANDING

With access to the loft via a drop down ladder.

BEDROOM 1

15'7" x 9'4" (4.75 x 2.86)

To rear aspect, with built-in wardrobes.

BEDROOM 2

15'7" x 9'3" (4.75 x 2.84)

To front aspect, with built-in wardrobes.

BEDROOM 3

12'9" x 9'8" (3.90 x 2.96)

To rear aspect, with built-in wardrobes, and storage/airing cupboard.

BEDROOM 4

13'0" x 7'10" (3.97 x 2.41)

To front aspect, with built-in wardrobes.

BATHROOM

11'0" x 7'9" (3.37 x 2.38)

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

OUTSIDE

The property is approached over a block paved driveway with lawned garden to the front.

To the rear, the garden is a good size, mainly laid to lawn with raised planted borders, and an Indian sandstone paved patio. Large shed with electric.

GARAGE

18'8" x 11'3" (5.69 x 3.45)

An integral garage, with remote controlled front door, and internal door leading into the utility room.

TENURE

FREEHOLD

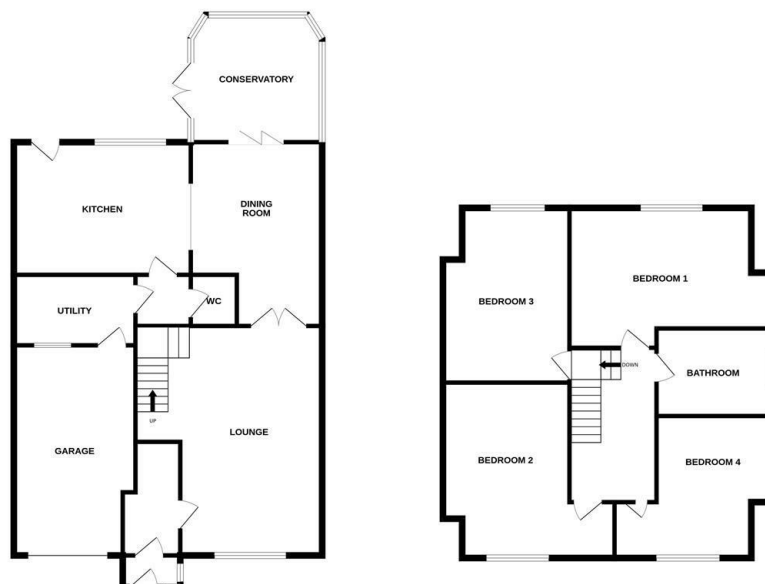
COUNCIL TAX BAND

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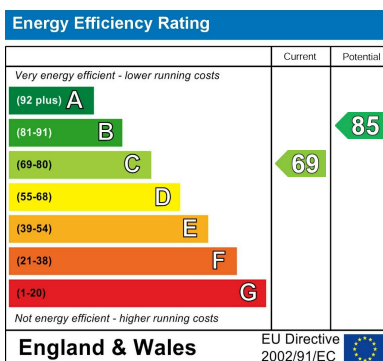
GROUND FLOOR
1160 sq.ft. (107.7 sq.m.) approx.

1ST FLOOR
879 sq.ft. (81.7 sq.m.) approx.



TOTAL FLOOR AREA : 2039 sq.ft. (189.4 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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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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