



Amelia Court, Humberston, DN36 4UR

FOR SALE - £309,999

CanTERS

Chartered Surveyors

This well presented FOUR BEDROOM DETACHED HOUSE is found on the Midfield Farm Development within the much sought after and highly regarded village of Humberston. The well-planned accommodation, which benefits from Upvc double glazed windows, gas central heating and a security alarm briefly comprises; hallway, cloakroom, sitting room, dining room and kitchen diner to the ground floor. To the first floor are four bedrooms, en-suite shower room and family bathroom. Outside there is an open plan front garden with drive and garage and a South facing rear garden.

Situated in a block paved cul-de-sac position, the property is well placed for local amenities and facilities including local shops, Cleethorpes Country Park, Bannatyne Health Club & Spa and schools including Humberston Church of England Primary School, Humberston Cloverfields Academy and Humberston Academy.

Hallway	With Upvc entrance door, coving to the ceiling and Amtico vinyl flooring. A spiral return staircase leads to the first floor accommodation.
Cloakroom	With modern suite comprising; a concealed cistern low flush WC and vanity style wash hand basin with cupboard. Wall mounted towel rail, window to side aspect and downlight.
Sitting Room	4.97m x 3.26m. With window to front aspect, coving to the ceiling and gas fire with surround. Double doors lead into the dining room.
Dining Room	2.85m x 2.57m With Upvc double glazed door with matching side lights opening out into the garden and coving to the ceiling.
Kitchen Diner	4.53m x 2.82m. With a comprehensive range of recently refitted ivory wall and base cupboards with contrasting laminate worktops and inset sink unit with mixer tap over. Integrated appliances include an oven with four ring gas hob and stainless steel chimney style extractor over, fridge freezer and washing machine. Tiled splashbacks and wood effect laminate flooring. Two windows overlooking the rear garden and a side door providing access to the exterior.
Landing	With airing cupboard and loft access.
Bedroom 1	4.16m max x 2.93m (to fitted wardrobes) With a range of fitted wardrobes and cupboards and a built in dressing table with mirror over. Window to front aspect.
En-Suite	With suite comprising; tiled shower, pedestal wash hand basin with mixer tap over and low flush WC. Tiled splashback and window to side aspect.
Bedroom 2	3.65m x 2.90m With window to front aspect.
Bedroom 3	2.92m x 2.53m With window overlooking the rear garden.
Bedroom 4	2.92m x 3.28m With window to rear aspect.
Family Bathroom	With suite comprising; panelled bath with shower over, vanity style wash hand basin and low flush WC. Part tiled walls and window to rear aspect.
Outside	Found in a block paved cul-de-sac, the front garden is open plan and is laid partly to lawn. A block paved driveway leads to the single integral garage with up and over door. A paved pathway to the side leads via a gate to the enclosed fenced Southerly facing rear garden which is laid partly to lawn and a full width paved patio, paved pathway and a second patio together with a raised planter containing a variety of plants and shrubs.
Tenure	We are verbally advised that the property is freehold and we are awaiting formal confirmation from the vendors solicitor.
Council Tax Band:	'D' NB: This can be reviewed by the Local Authority.
EPC Rating:	'C'

FURTHER INFORMATION AND TO VIEW:

Viewing by appointment only, contact James Chisholm james@canters.co.uk 01472 356143.

DISCLAIMER: This floor plan is for illustrative purposes only and not to scale; it should not be relied upon for accuracy. The image remains the intellectual property of Canters and should not be reproduced without consent.

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Property Inspected: 14/08/2025

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ADDITIONAL PHOTOS & PLANS



Hallway



Lounge



Lounge



Dining Room



Kitchen



Kitchen

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ADDITIONAL PHOTOS & PLANS



Kitchen



Cloakroom



Bedroom 1



En-Suite



En-Suite



Bedroom 2

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ADDITIONAL PHOTOS & PLANS



Bedroom 3



Bedroom 4



Family Bathroom



Rear Garden



Rear Elevation



Front Garden

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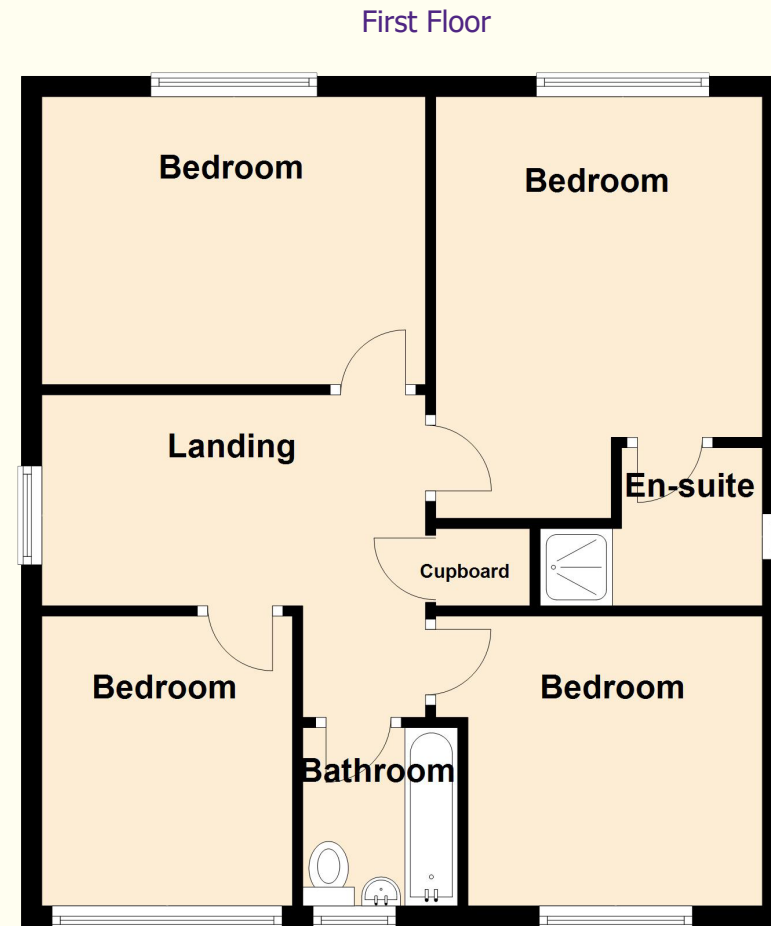
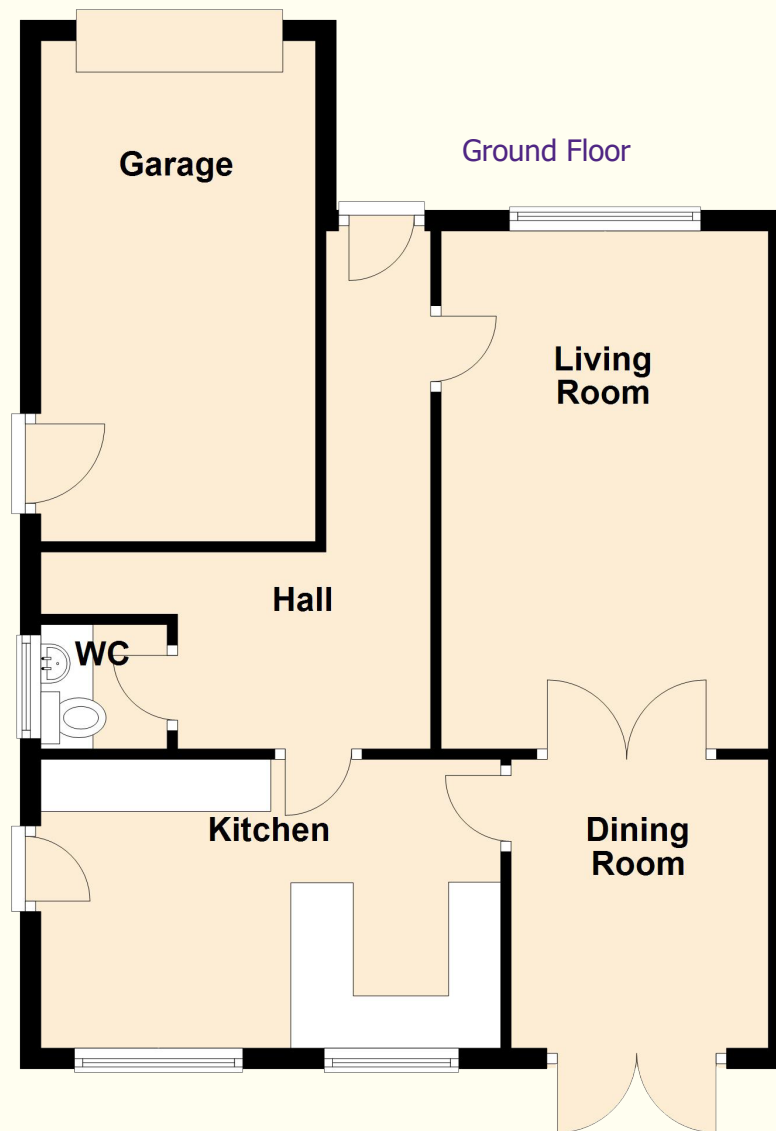
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