



CHOICE PROPERTIES

Estate Agents

21 Hedges Drive,
Humberston, DN36 4YW

Price £225,000



Choice Properties are delighted to bring to the market this most superb three bedroom (one ensuite) semi detached house, in the sought after location, Humberston. The abundantly bright and airy property offers a large kitchen/diner with French doors opening to the large rear garden and a wonderfully spacious living room. This property also offers two generously sized bedrooms, one with an ensuite, this property further benefits from a third bedroom acting as an office. To the exterior the property boasts a fully enclosed rear garden and a driveway providing off road parking. EARLY VIEWINGS ARE HIGHLY ADVISED.

With the additional benefit of uPVC double glazing throughout, the gorgeously presented and perfectly proportioned internal living accommodation comprises of :

uPCV Front Door

Leading into:

Entrance hall

4'0 x 8'9

With staircase to the first floor. Wall mounted thermostat controls. Radiator.

Living Room

12'1 x 18'1

With dual aspect windows. TV Aerial point. Radiator. uPVC double glazed window.

Kitchen/Diner

15'4 x 10'9

Fitted with a modern range of wall and base units with complimentary worksurfaces over. Electric oven. Gas stove top with extractor hood over. Integrated fridge/freezer. Plumbing for a washing machine. Inset spot lights to the ceiling. Radiator. Wall mounted combination boiler. uPVC double glazed window. French patio doors leading into the garden.

Bedroom 1

11'9 x 11'3

Double bedroom. Built in storage cupboard. uPVC double glazed window. Door to:-

En-suite Shower room

4'0 x 7'11

Fitted with a three piece suite comprising large walk in shower with mains shower over. Pedestal wash hand basin with mixer tap. W.c. Tiled splash backs. Inset spot lights to the ceiling. Chrome heated towel rail. uPVC double glazed window.

Bedroom 2

8'3 x 11'9

Double bedroom. Radiator. uPVC double glazed window.

Bedroom 3/Office

6'9 x 8'1

Radiator. uPVC double glazed window.

Bathroom

8'3 x 5'7

Fitted with a three piece suite comprising panelled bath with mains shower over. Pedestal wash hand basin with mixer tap. W.c. Tiled splashbacks. Inset spot lights to the ceiling. Chrome heated towel rail. uPVC double glazed window.

W.C

3'4 x 5'3

Fitted with a two piece suite comprising wash hand basin with mixer tap and w.c. Tiled splash backs.

Driveway

Paved driveway providing off road parking for several vehicles.

Garden

To the front of the property is a small lawned section with planted borders and footpath leading to the front entrance door. To the rear of the property you will find a privately enclosed and generously sized garden with timber fencing to the boundaries. The garden is neatly laid to lawn with timber gate to the side providing access to the front.

Tenure

Freehold

Council Tax Band

Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band c.

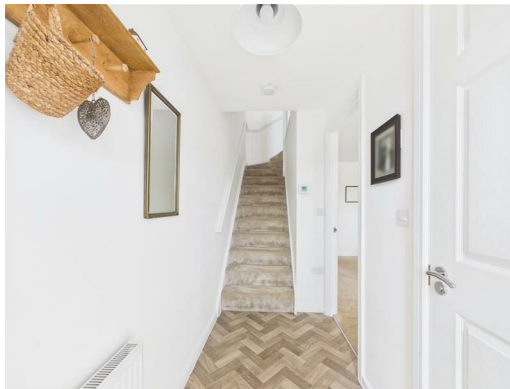
Viewing arrangements

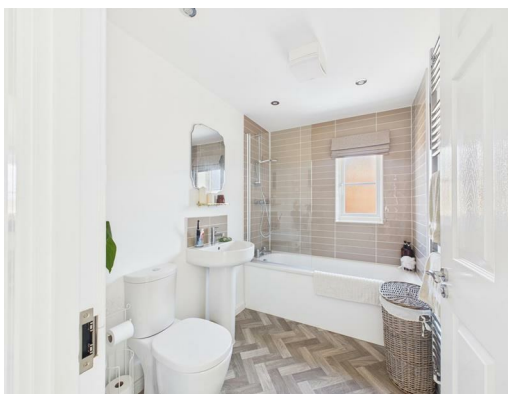
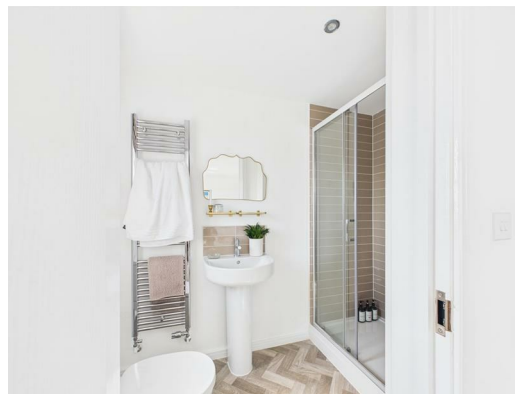
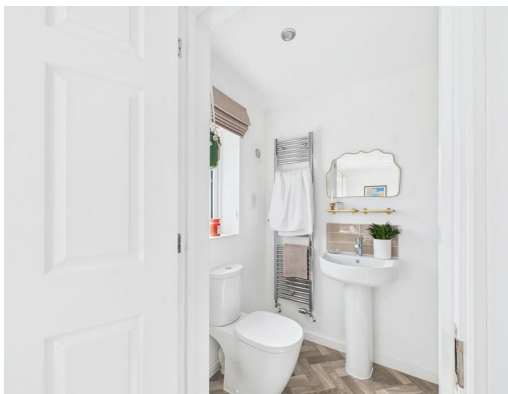
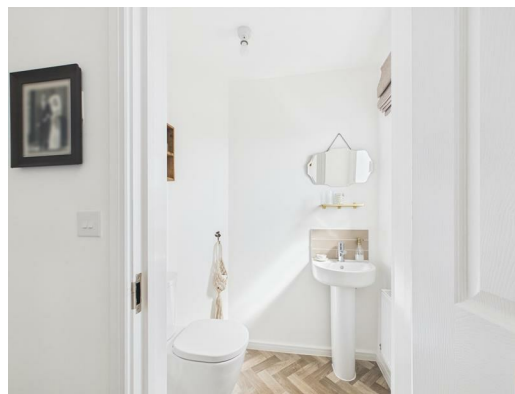
Viewings by appointment through Choice Properties, Louth, Tel 01507 860033

Making an offer

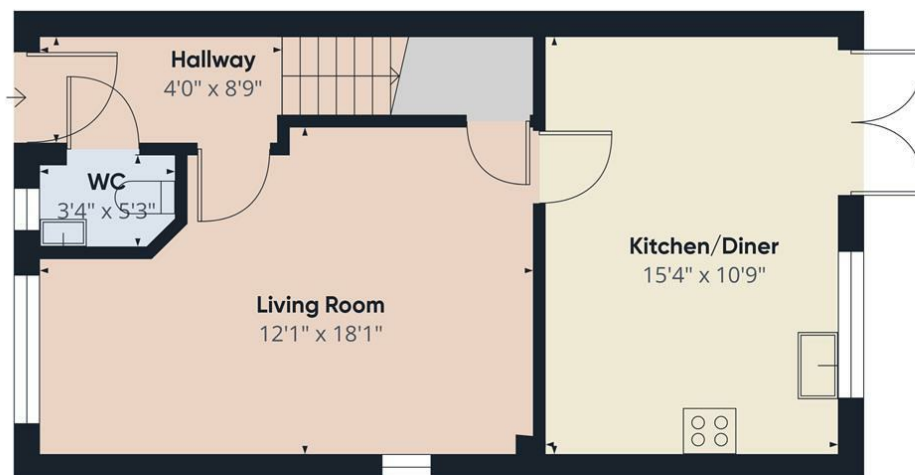
If you are interested in making an offer on this gorgeous property, please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulations, we will ask you to provide us with formal ID by way of either a passport or driving license together with a current utility bill. If you are travelling from afar we would advise bringing this documentation with you in case this home is perfect for you. We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer, and the details of the solicitors that will be acting on your behalf. This will help us as agents to start this transaction for you.

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

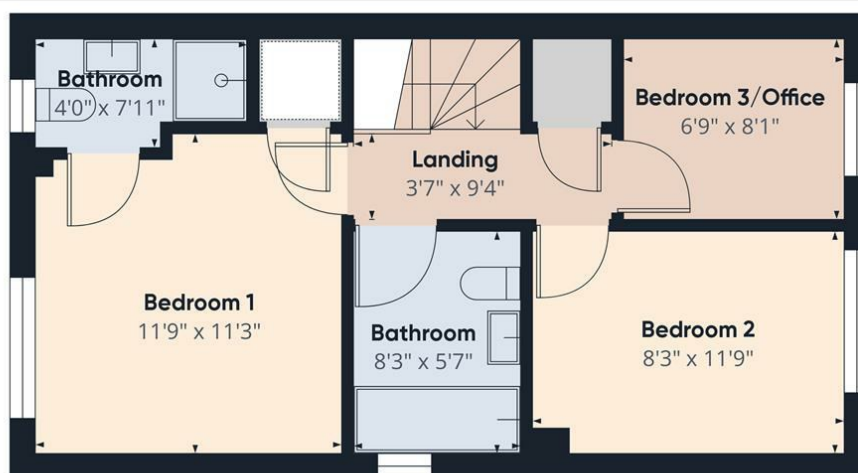








Floor 0



Floor 1

Approximate total area⁽¹⁾
907 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Directions

Take the 3rd exit at the Grimsby roundabout off of the A16, continue on Station Road, turn right onto Humberston Avenue, turn right onto Alder Avenue, continue straight and turn onto Hedges drive.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		95	(92 plus) A		
(81-91) B	84		(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

