



21c Forest Way Humberston, North East Lincolnshire DN36 4HQ

Stunning FOUR BEDROOM DETACHED HOUSE which stands on a wide plot in the very popular residential area close to the Country Park and the Beach. The immaculately presented accommodation is in a key turn condition and includes: Entrance hall, cloaks/wc, good sized lounge which opens into the conservatory/dining room, second sitting room, Luxury Bespoke kitchen/breakfast room with appliances, utility room. To the first floor there are four bedrooms, all with fitted wardrobes one with a fabulous en suite shower room and family bath/shower room/wc. Attached brick garage. Gas central heating system. Double glazing. Alarm system. Front with off road parking plus an enclosed rear garden.

£440,000

- STUNNING DETACHED FAMILY HOUSE
- THREE RECEPTION ROOMS
- KITCHEN/BREAKFAST ROOM
- UTILITY & CLOAKS/WC
- FOUR BEDROOMS
- EN SUITE AND BATHROOM/WC
- GAS CENTRAL HEATING SYSTEM
- DOUBLE GLAZING
- ATTACHED BRICK GARAGE
- WIDE PLOT



ACCOMMODATION

MEASUREMENTS

All measurements are approximate.

GROUND FLOOR

ENTRANCE PORCH

Black tiled floor with a black composite entrance door leading into the:-

ENTRANCE HALL

This stunning entrance hall has coving to ceiling, radiator with a decorative cover, a luxurious sandstone tiled floor together with painted wall paneling to dado height. The contemporary styled staircase with oak steps leads up to the first floor which has a useful under stairs storage cupboard below. Small double glazed window to the front elevation. All internal doors to the ground floor are glazed oak which allow additional light.



CLOAKS/WC

Fitted with a wall hung vanity unit inset with a white sink having cupboards below and a wall hung concealed wc. The floor and wall are extensively tiled in a brown contrasting ceramic tile. Double glazed window. Coving and inset spot lights to ceiling.



LOUNGE (FRONT)

23'9" x 11'10" (7.26 x 3.61)

This tastefully appointed lounge has a double glazed window to the front elevation which has Plantation Shutters and a radiator with decorative cover below. The focal point of this room is the Limestone Minster style fireplace which is inset with a wood burner and is complimented by a tiled hearth and a decorative slate styled tiled chimney recess. Two Bespoke fitted shelving units having radiators below set within a decorative cover are positioned either side of the opening into the conservatory. Two centre light points and coving to ceiling. To complete this stylish room is the painted wall paneling to dado height.



LOUNGE

Additional photo

LOUNGE

Additional photo



CONSERVATORY/DINING ROOM

13'4" x 10'4" (4.07 x 3.16)

This spacious conservatory is used by the current owners as a dining room which has double glazed windows and doors together with a vaulted ceiling having inset spot lights completed by an exposed decorative beam. Limestone flooring with under floor electric heating.



SITTING ROOM (FRONT)

11'7" x 15'8" (3.55 x 4.79)

This stylish second sitting room is fitted with a central media centre (TV not included) including a contemporary styled electric fire which has Bespoke built in units to the chimney breasts which has striking decorative grey slate tiling with glass display shelving and lighting, together with useful storage cupboards below. Coving and inset spot lights to ceiling. Two wall light point. Centre light point. Two double glazed window both fitted with Plantation Shutters with radiators set within decorative covers below.



SITTING ROOM

Additional photo



KITCHEN/BREAKFAST ROOM

14'4" max x 11'7" (4.39 max x 3.55)

This dream kitchen is fitted with an abundance of Bespoke hand painted grey base and wall cupboards including a fabulous pantry cupboard, a mock chimney breast which is inset with the Rangemaster cooker range having an extractor above, an integrated dishwasher, fridge and a wine cooler. The quality Quartz work surfaces are inset with a stainless steel sink unit and included in the sale is the Quooker instant boiler tap. To complete this kitchen is the matching island unit/breakfast bar which again has cupboards below. Inset spot lights to ceiling. Double glazed window. Tiled flooring. Sandstone tiled flooring.



KITCHEN/BREAKFAST ROOM

Additional photo



PANTRY CUPBOARD



UTILITY ROOM

8'4" x 11'8" (2.56 x 3.57)

Fitted again with grey hand painted base and wall units including an integrated fridge and freezer plus a pull out floor to ceiling storage cupboard. Quartz work surfaces. The modern gas fired boiler is concealed in a matching wall cupboard. Radiator. Fitted coat hooks. Double glazed window and a composite door which leads out onto the rear garden. Coving and inset spot lights to ceiling. Tiled flooring.



FIRST FLOOR

LANDING

The oak spelled balustrade, small double glazed window, coving to ceiling. Access to roof space. Radiator. Floor to ceiling cupboard which houses the Pressure hot water tank.



BEDROOM 1 (FRONT)

15'10" x 11'9" (4.85 x 3.59)

This fabulous principle bedroom is fitted with a full range of bedroom furniture including a bank of floor to ceiling wardrobes one of which is wired for a TV, two bed side cabinets, a dressing table area and double wardrobe having drawers below. Two double glazed windows to the front elevation fitted with Plantation Shutters, radiator again with a decorative cover and coving to ceiling.



BEDROOM 1

Additional photo



EN SUITE SHOWER ROOM

6'7" x 7'4" (2.01 x 2.25)

This contemporary styled shower room is fitted with a Bespoke vanity area having cupboards below inset with a sink together with concealed wc all with a stylish granite counter top, mood lighting and a large wall mounted mirror. The walk in shower area has a tiled floor with soak away, a twin headed shower and a glass screen. The walls are fully tiled in grey together with a tiled floor. Heated towel rail. Double glazed window.

EN SUITE SHOWER ROOM

Additional photo



BEDROOM 2 (FRONT)

8'4" x 9'6" (2.55 x 2.90)

Double glazed window fitted with a Plantation Shutters, radiator fitted with a decorative cover and coving to ceiling. Floor to ceiling bank of wardrobes having a dark wood effect with black glass inset panels.



BEDROOM 2

Additional photo



BEDROOM 3 (FRONT)

14'9" x 8'5" (4.51 x 2.57)

Double glazed window, radiator, access to loft space and striking laminate flooring. Fitted wardrobe cupboards and a matching drawer unit to one side.



BEDROOM 3

Double glazed window.

BEDROOM 4 (REAR)

8'6" x 11'5" (2.61 x 3.49)

Again fitted with range of cream floor to ceiling wardrobes set within an oak frame together with a matching drawer unit. Double glazed unit. Radiator and coving to ceiling.



BEDROOM 4

Additional photo



FAMILY BATHROOM/WC

8'5" x 10'3" (2.58 x 3.14)

This spacious family bathroom is fitted with a deep encased bath having central wall taps, a vanity unit inset with white sink with cupboards below together with a matching unit housing a concealed low flush wc. The walls are fully tiled in cream having a contrasting mosaic tiled border to dado height. Tiled flooring. Double glazed window. Coving to ceiling.



FAMILY BATHROOM/WC

Additional photo



OUTSIDE

ATTACHED BRICK GARAGE

18'3" x 10'0" (5.57 x 3.05)

Electric door to the front, light and power. Personal door to the rear.

THE GARDENS

As previously mentioned the property stands on a wide plot at the end of Forrest Way. The front garden is set behind a small brick wall and is mainly lawned inset with an established flowering cherry and a magnolia tree with slated borders. A block paved driveway provides additional off road parking and leads to the garage at the side. In addition to the main garden is a substantial gravel area again ideal for the parking of further vehicles. Two ornamental wrought iron gates leads to the enclosed rear garden, this again has a large gravelled area ideal for the use of a children's play area. with the main garden again being lawned edged with a deep gravel border. Two substantial paved areas are situated close to the house which can be used for Alfresco dining. The timber garden house is included in the sale.



THE GARDENS

Additional photo



THE GARDENS

Additional photo



TENURE - FREEHOLD

We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

COUNCIL TAX BAND

Council Tax Band is F

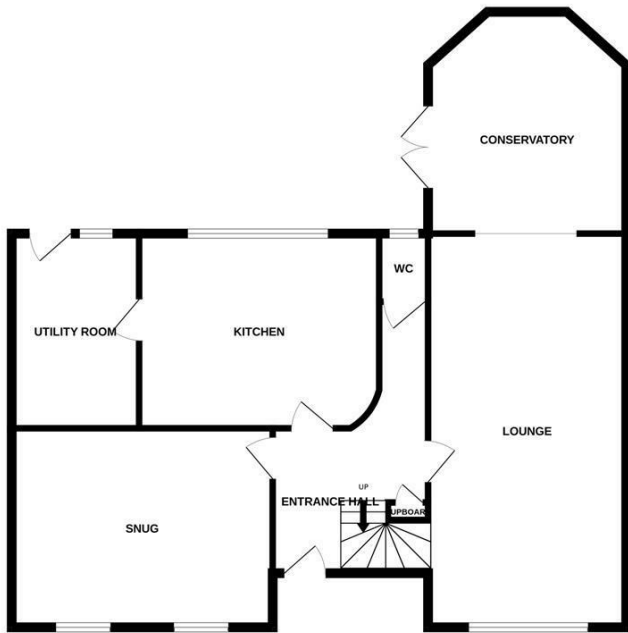
VIEWING ARRANGEMENTS

Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

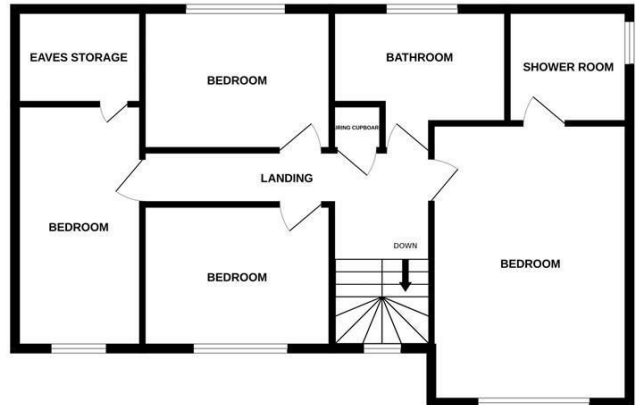
OPENING TIMES

Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm

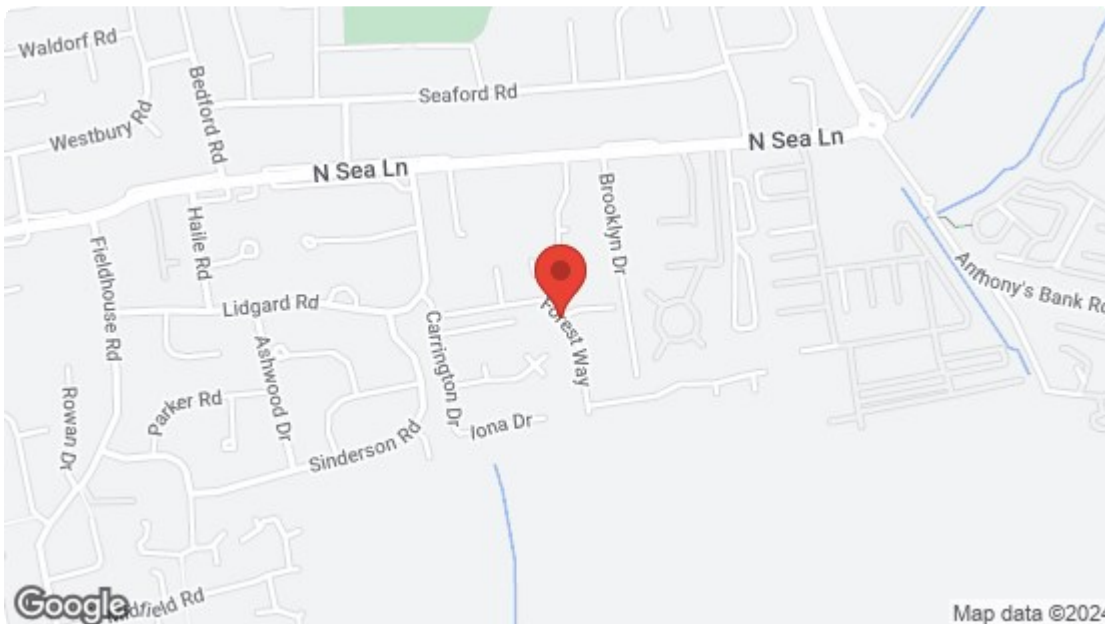
GROUND FLOOR



1ST FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firm's employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.