



## 29 Humberston Avenue Humberston, Lincolnshire DN36 4SW

Situated in a secluded position just off Humberston Avenue is this fabulous DETACHED FIVE BEDROOM FAMILY HOME which has a mock Tudor exterior together with a contemporary styled interior. The spacious accommodation is presented to a very high standard and includes: Reception hall, cloaks/wc, home office, fabulous lounge, family room, well fitted dining kitchen and utility room to the ground floor. To the first floor there is a galleried landing, master bedroom with en suite bathroom/wc and a walk in dressing room plus four further double bedrooms and a stunning Richard Sutton family bathroom/wc. Large integral garage. Gas central heating system. Double glazing. Secure entrance via electric gates into the front and rear gardens. Plantation shutters and carpets included.

**£579,000**

- SUPERB FAMILY HOME
- SECLUDED POSITION OFF HUMBERSTON AVENUE
- QUALITY FITTINGS THROUGHOUT
- TWO RECEPTION ROOMS
- HOME OFFICE, CLOAKS & UTILITY ROOM
- FITTED DINING KITCHEN`
- FIVE BEDROOMS
- EN SUITE AND DRESSING ROOM
- LUXURIOUS BATHROOM
- INTEGRAL GARAGE



## ACCOMMODATION

### MEASUREMENTS

All measurements are approximate.

### GROUND FLOOR

#### ENTRANCE HALL

Approached via two uPVC entrance doors where the impressive staircase leads up to the gallery landing above. Striking tiled floor including under floor heating plus a radiator with a decorative cover, Coving to ceiling and fitted picture rail. Useful cloaks cupboard.



#### ENTRANCE HALL

Additional photo



#### CLOAKS/WC

Fitted with a wall mounted sink and a low flush wc. Tiled flooring. Extractor fan.



#### HOME OFFICE

9'6" x 5'4" (2.9 x 1.65)

A must for today's families is this home office which has a double glazed window, tiled floor and radiator. Coving to ceiling



## LOUNGE

28'8" x 14'9" (8.74 x 4.52)

A fabulous through formal lounge has a dual aspect together with two smaller double glazed windows either side of the stylish polished limestone fire surround which is inset with a burnished cast iron set and a living flame gas fire. Two radiators. Deep skirting boards, cornice and fitted picture rail.



## LOUNGE

Additional photo



## FAMILY ROOM

16'6" x 14'4" (5.03 x 4.39)

This multi functional room has double glazed bi folding doors which opens onto the secure rear garden. Coving to ceiling, fitted picture rail and radiator.



## DINING KITCHEN

14'9" x 14'4" (4.52 x 4.39)

Fitted with a range of timeless cream base and wall cupboards incorporating an integrated fridge and dishwasher together with a built in electric oven, micro wave and gas hob which has an extractor above. The contrasting dark granite work surfaces are inset with 1.5 bowl sinks which has tiled splash backs above. Decorative tiled flooring. Double glazed windows. Radiator. Ample space for a dining table and chairs. Coving to ceiling.



## DINING KITCHEN

Additional photo



## UTILITY ROOM/SIDE LOBBY

14'9" x 6'5" (4.50 x 1.98)

Fitted with both base and wall cupboards having space for washing machine, tumble dryer and a free standing fridge/freezer. Radiator. Access to double garage and via a wooden door onto the side garden.



## FIRST FLOOR

### GALLERY LANDING

The impressive gallery landing again has a spindled staircase leading up from the ground floor. Double glazed window. Useful airing cupboard. Radiator.



### MASTER BEDROOM SUITE

19'10" max x 16'0" max (6.05 max x 4.88 max)

Having access into the generous walk in wardrobe and the en suite bathroom/wc this maser bedroom has sloping ceilings, radiator and two double glazed windows.



## MASTER BEDROOM

Additional photo



## EN SUITE BATHROOM/WC

10'7" x 6'5" (3.25 x 1.98)

A contemporary styled bathroom including a free standing bath together with central taps and a hand held shower spray, a concealed wc and a vanity unit including a round bowl set on an oak double cupboard. The walls are fully tiled in a natural stone coloured tile including an illuminated ornamental niche together with a matching tiled floor. Inset spot lights to ceiling. Heated towel rail. Double glazed window.



## EN SUITE BATHROOM

Additional photo



## BEDROM 2 (FRONT)

14'9" x 16'7" (4.52 x 5.08)

Recently fitted with a superb bank of floor to ceiling wardrobes from a reputable local company which has illuminated spot lights above. Double glazed windows fitted with plantation shutters. Radiator. Coving to ceiling.



## BEDROOM 2

Additional photo



## BEDROOM 3 (REAR)

14'4" x 12'7" (4.39 x 3.86)

Again fitted with a recently installed bank of wardrobes having illuminated spot lights above, Double glazed window fitted with plantation shutters. Radiator. Coving and inset spot lights to ceiling



## BEDROOM 3

Additional photo



## BEDROOM 4 (REAR)

14'9" x 11'5" (4.52 x 3.48)

Double glazed windows fitted with plantation shutters, coving to ceiling and radiator.



### BEDROOM 5

14'9" x 8'9" (4.52 x 2.69)

Again having a double glazed window fitted with plantation shutters, radiator and coving to ceiling.



### FAMILY BATHROOM/WC

11'6" x 9'3" (3.51 x 2.84)

This luxury hotel style bathroom fitted by Richard Sutton includes an encased bath with a hand held shower spray, a walk in shower area including a soak away, a rain forest shower head plus a second held hand shower spray, a concealed wc together with a twin bowl wall hung vanity unit. The walls are fully tiled in a neutral ceramic tiled which includes a ornamental recess. Double glazed window. Heated towel rail. Inset spot lights to ceiling.



### FAMILY BATHROOM/WC

Additional photo



### OUTSIDE



### DOUBLE GARAGE

20'6" x 19'10" (6.27 x 6.05)

Having plastered walls together with an electric roller door, light and power. Two wall mounted modern boilers. Access into the main house via the utility room

### THE GARDENS

The property stands in both front and rear gardens, the fore garden is set behind a substantial brick walls and is accessed via electrically controlled double gates which has a telephone access from the entrance hall. This garden is mainly lawned and has a block paved driveway which provides excellent off road parking. The rear garden is again lawned and is enclosed within a high brick wall and contains a blocked paved patio area ideal for outside entertaining.

## 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 G

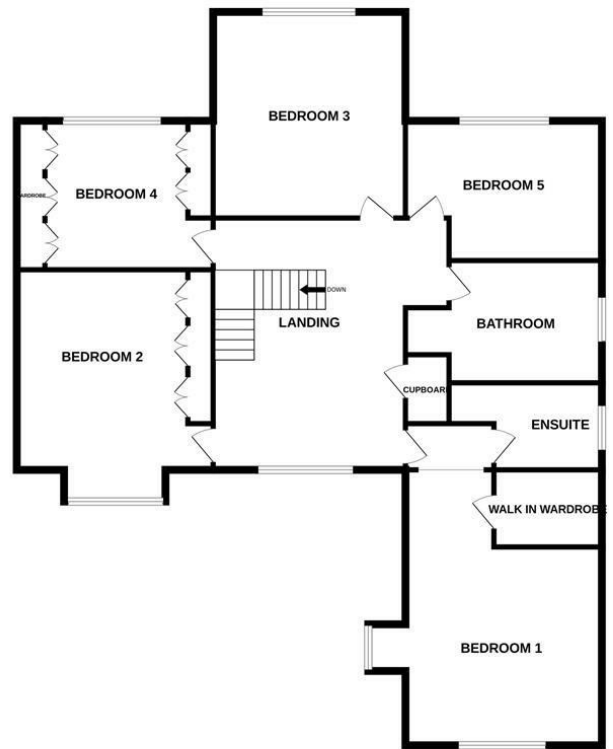
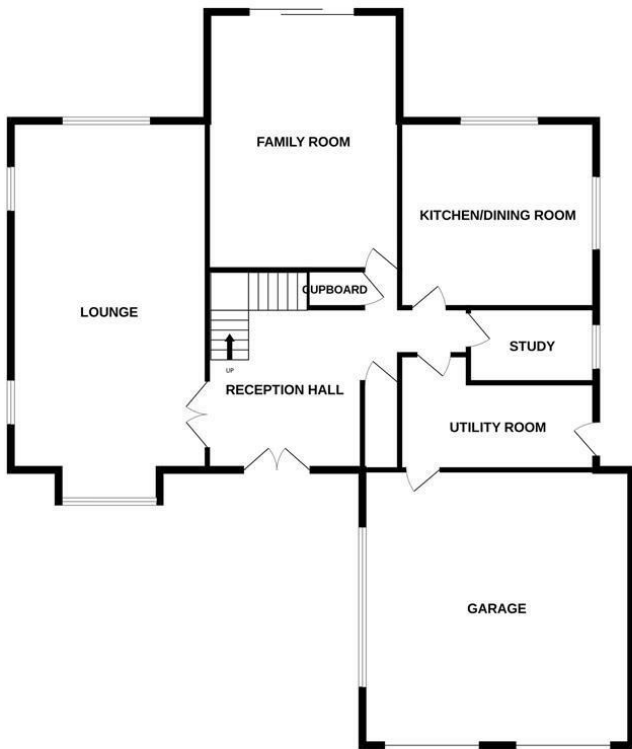
### VIEWING ARRANGEMENTS

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





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		69	74
(55-68) D			
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.