



## 73a Humberston Avenue Humberston, North East Lincolnshire DN36 4SR

VIEWING IS ESSENTIAL TO FULLY APPRECIATE THIS WONDERFUL HOME. Situated along a private lane is this STUNNING 4/5 BEDROOM DETACHED CHALET HOUSE which has the added benefit of a superb garden entertaining area including a fantastic covered veranda. The accommodation has been improved by the present owners over recent years and includes: Large entrance hall, an impressive lounge, modern integrated kitchen which opens into a second sitting room, conservatory/dining room, utility room, cloaks/wc, bedroom 5/home office and playroom/gym. To the first floor there are four double bedrooms one with an en suite and a contemporary family bathroom/wc to the first floor. Gas central heating system. Double glazing. Security alarm system. Double garage. Enclosed front garden with additional secure parking and a fabulous rear garden including superb patio areas. Carpets, curtains, blinds and light fittings included.

**£690,000**

- SUPERB FAMILY HOME
- LARGE LOUNGE
- FITTED KITCHEN /SITTING ROOM
- UTILITY & CLOAKS/WC
- CONSERVATORY
- BEDROOM 5/HOME OFFICE
- 4 FURTHER BEDROOMS
- EN SUITE & FAMILY BATHROOM/WC
- DOUBLE GARAGE
- FABULOUS OUTSIDE ENTERTAINING ROOM



## DRAFT DETAILS

PLEASE NOTE THESE ARE DRAFT PARTICULARS AWAITING FINAL APPROVAL FROM THE VENDOR, THEREFORE THE CONTENTS HEREIN MAY BE SUBJECT TO CHANGE AND MUST NOT BE RELIED UPON AS AN ENTIRELY ACCURATE DESCRIPTION OF THE PROPERTY.

## ACCOMMODATION

## MEASUREMENTS

All measurements are approximate.

## GROUND FLOOR

### ENTRANCE HALL

36'6" x 10'10" (11.15 x 3.32)

This impressive entrance hall is approached via a composite entrance door and has a striking wooden flooring throughout. The spelled staircase leads up to the first floor which has open storage below together with coving to ceiling, two radiators one with a decorative cover, 6 wall lights and a double glazed window to the front elevation.



### LOUNGE (FRONT)

25'2" plus bay x 18'2" (7.68 plus bay x 5.54)

This fabulous formal lounge is approached via double oak doors and has double glazed windows to either side of the contemporary styled fire surround is inset with a remote control electric fire, two double glazed window to the front elevation one of which is a walk in bay window. Coving to ceiling. A decorative wall light plus centre light. The potential purchase has the option of purchasing by separate negotiations the overhead projection, speakers and a remote controlled screen.



### LOUNGE

Additional photo





### **KITCHEN/SECOND SITTING ROOM**

35'9" x 17'4" reducing to 12'11" (10.9 x 5.29 reducing to 3.95)

Formerly two rooms now opened up into this fabulous space at the back of the property ideal for modern open living and has laminate flooring, coving with inset spot lights to ceiling throughout.



### **KITCHEN AREA**

20'11" x 12'11" (6.39 x 3.95)

Fitted with a fabulous range of cream high gloss base and wall units including deep pan drawers, wine racks and opaque glass fronted wall cupboards. Included in the sale is the black Smeg cooker range together with a matching black extractor hood and splash back, a built in micro wave and wine chiller plus an integrated dishwasher and fridge. The contrasting work surfaces are inset with a white sink unit and water softener and to complete this fabulous kitchen is a matching island unit/breakfast bar area. Decorative split faced tiled splash backs. Two double glazed windows. Open access to:-



### **KITCHEN AREA PHOTO**



### **SITTING/DINING ROOM**

14'7" x 17'4" (4.46 x 5.29)

This cozy second sitting room has double glazed french doors leading out onto the rear patio area with the focal point being the dual black cast iron burner set within a chimney recess having an oak beam above and flanked by two smaller double glazed windows. Two radiators both with decorative covers.



### SUN ROOM

13'10" x 11'11" (4.23 x 3.64)

This fabulous addition to this family home is this sun room which has a vaulted ceiling with double glazed windows and doors having views over the rear garden. Radiator with decorative cover. Laminate flooring.



### SUN ROOM

Additional photo



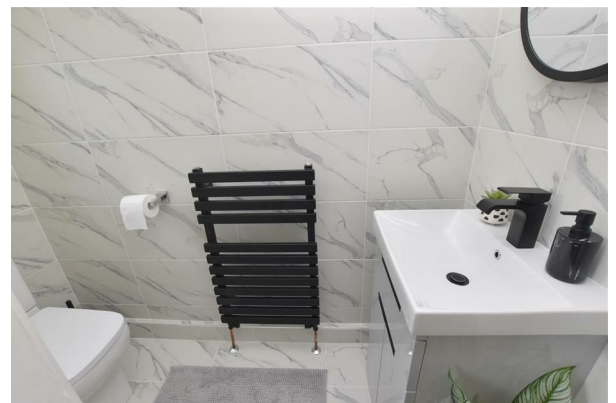
### UTILITY ROOM

Accessed via a double glazed side entrance door this useful utility room includes a range of white wall and base units which are suitable to house, washing machine, tumble dryer and an under the counter freezer. The contrasting work surfaces are inset with a white resin sink. Laminate flooring. Coving and inset spot lights to ceiling.



### CLOAKS/WC

The contemporary styled cloakroom has striking black and white marble effect tiled walls and floor together with a wall hung vanity unit and a low flush wc. Black radiator/towel rail. Coving to ceiling. Double glazed window.



### **BEDROOM 5/HOME OFFICE**

9'10" x 11'6" (3m x 3.52m )

Used by the current owner as an additional bedroom which has a double glazed window to the front elevation, radiator and coving to ceiling.



### **PLAYROOM/GYM**

14'7" x 6'7" (4.46 x 2.01)

Double glazed window to the side elevation, radiator, extractor fan and coving to ceiling.



### **FIRST FLOOR**

#### **LANDING**

The spelled staircase leads up from the first floor with this landing having access to roof space and two centre light points.



### **BEDROOM 1**

21'10" x 14'1" (6.68 x 4.31)

This lovely master bedrooms is fitted with a superb range of floor to ceiling wardrobes having mirrored fronts together with a matching drawer unit, coving with inset spot lights and radiator.





## BEDROOM 1

Additional photo



## EN SUITE SHOWER ROOM/WC

Recently refurbished to now include a wall hung vanity unit including twin sinks and drawers below together with a matching slim storage cupboard, a low flush wc and a shower cubicle having a glass door and twin shower heads. The walls are extensively tiled including a striking vertical contrasting tile to the shower cubicle. Wall mounted mirror. Dual heated towel rail. Decorative tiled flooring. Velux window. Inset spot lights to ceiling.



## EN SUITE SHOWER ROOM/WC

Additional photo



## BEDROOM 2

18'7" x 11'10" (5.67 x 3.62)

This excellent sized second bedroom has a dual aspect with a double glazed window to the side elevation and a double glazed window to the rear elevation which has stunning views towards open countryside. Laminate flooring, radiator, coving to ceiling and access to roof space. White fitted wardrobes.



## BEDROOM 2

Additional photo



## VIEW FROM BEDROOM 2



## BEDROOM 3

12'11" x 12'9" (3.94 x 3.91)

Double glazed window, radiator and coving to ceiling.



## BEDROOM 4

12'7" x 7'8" (3.86 x 2.35)

Double glazed window, coving to ceiling and radiator. Floor to ceiling wardrobe with a mirrored front.



### **FAMILY BATHROOM/WC**

10'6" x 8'5" (3.21 x 2.57)

This recently refurbished family bathroom has the luxury of a four piece suite including a free standing bath, a contemporary vanity area with a semi recessed sink and a concealed low flush wc all set with dark grey cupboards including a matching wall cupboard plus a substantial walk in shower cubicle having a glass door to the front. Above the vanity unit is a wall mounted mirror. Vinyl flooring. Heated towel rail. Velux window. Extensively tiling to the remainder of the walls.



### **FAMILY BATHROOM**

Additional photo



### **OUTSIDE**



### **DETACHED DOUBLE GARAGE**

18'4" x 18'3" (5.59 x 5.57)

Two up and over doors to the front plus a personal door to the rear. Light and power.

### **FRONT GARDEN PHOTO**





## THE GARDENS

As previously mentioned 73A is accessed via a private gravel lane between numbers 73 & 75 Humberston Avenue to which this owner has sole use. The property stands on a generous plot with the gravel driveway opening into a large area for additional off road parking with the remainder of the front garden being laid to lawn. Accessed through high double wooden gates is the garage and the fabulous rear garden which is screened from the garage and driveway by decorative grey painted fencing and is ideal for the family who loves to entertain. This garden again contains a large lawned area together with substantial paved patio situated close to the house which includes a large Gazebo and has a paved pathway leading to a smaller patio area which is well position to catch the afternoon/evening sun during the summer months. To the rear of the timber entertaining area is an outside wc.



## THE GARDENS



## TIMBER ENTERTAINING AREA

30'5" x 14'0" (9.28 x 4.29)

This fabulous entertaining area is position to the rear of this garden facing WEST and has everything a family loves to party and includes a large covered veranda which extends to form an outside timber decked patio area. French doors leads into the bar and seating areas. Outdoor and indoor lights. Separate security alarm pad.



## COVERED VERANDA



## BAR AND SEATING AREA



## BAR AND SEATING AREA



## FRONT VIEW



## 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.

## SPECIAL NOTE

The vendors have planning permission for a two storey addition to the front of the property, plans are available in the agent's office but if wish to follow the link on N E Lincs web site

[http://planninganddevelopment.nelincs.gov.uk/online-applications/files/70D82D2BCD68DA0CEC8279C013D0008D/pdf/DM\\_0109\\_21\\_FULA-BLOCK\\_PLAN\\_\\_PROPOSED\\_FLOOR\\_PLANS\\_\\_ELEVATIONS\\_\\_SECTION-1523462.pdf](http://planninganddevelopment.nelincs.gov.uk/online-applications/files/70D82D2BCD68DA0CEC8279C013D0008D/pdf/DM_0109_21_FULA-BLOCK_PLAN__PROPOSED_FLOOR_PLANS__ELEVATIONS__SECTION-1523462.pdf)

## COUNCIL TAX BAND

Council Tax Band G

## VIEWING ARRANGEMENTS

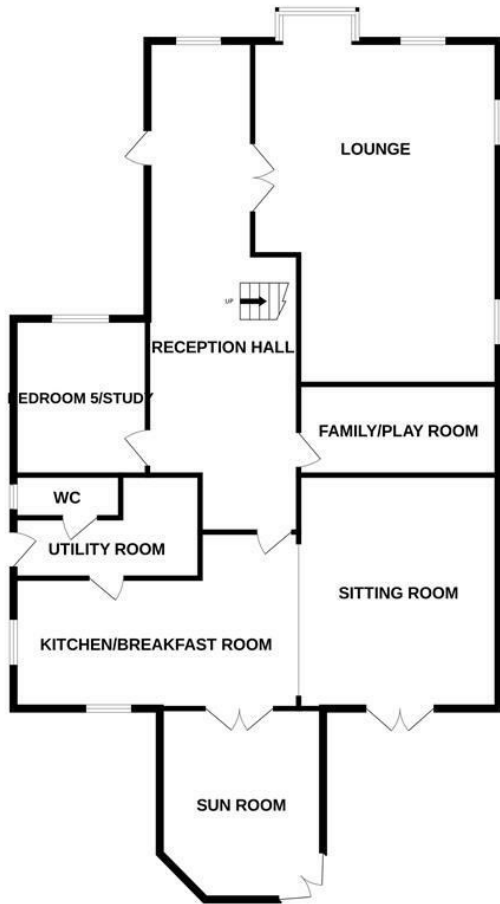
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

## OPENING TIMES

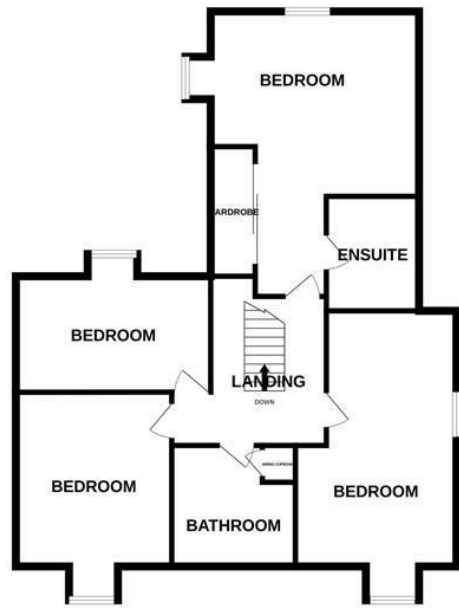
Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm



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			86
(81-91) B			
(69-80) C		68	
(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.