



25 Cherry Close Humberston, North East Lincolnshire DN36 4US

We are delighted to offer for sale this FOUR BEDROOM DETACHED FAMILY HOME situated in the highly sought after location of Humberston, close to all local amenities and highly regarded schools. The accommodation benefits from gas central heating and uPVC double glazing with the accommodation briefly comprising of; Entrance hallway, lounge, cloakroom, kitchen diner, utility and separate dining room and to the first floor master bedroom with en suite shower room, three further bedrooms and family bathroom. The property sits with an open plan front garden which is laid to lawn with reed brick driveway providing off road parking and leading to the garage. To the rear is an enclosed garden which is mainly laid to lawn with a paved patio. Viewing is highly recommended.

Offers Around £279,950

- SOUGHT AFTER LOCATION
- DETACHED FOUR BEDROOM FAMILY HOME
- KITCHEN DINER
- UTILITY ROOM
- CLOAKROOM
- LOUNGE
- DINING ROOM
- EN SUITE SHOWER ROOM
- FAMILY BATHROOM
- FRONT & REAR GARDENS



MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

ENTRANCE

Accessed via a uPVC double double glazed door with side light panels into the hallway.



HALLWAY

A welcoming reception hallway with wood effect laminate flooring, coved ceiling and carpeted stairs leading to the first floor with open wooden spindle balustrade. Internal door to the garage.



HALLWAY

Additional Photograph



LOUNGE

16'3" x 11'0" (4.97 x 3.362)

The spacious lounge has a uPVC double glazed bay window to the front aspect, coved ceiling, carpeted flooring and radiator. Double doors leading to the dining room.



LOUNGE

Additional Photograph



LOUNGE

Additional Photograph



CLOAKROOM/WC

5'4" x 2'8" (1.63 x 0.83)

Benefitting from a white two piece suite comprising of; Low flush wc and corner hand wash basin. Finished with tiled splash backs, vinyl flooring and radiator.



KITCHEN DINER

10'6" x 10'0" x 5'7" (3.21 x 3.05 x 1.71)

The kitchen diner benefits from a range of Beech effect wall and base units with contrasting worksurfaces and tiled splash backs and incorporates a stainless steel sink and drainer, gas hob with electric fan assisted oven beneath and extractor hood above, under counter space for a dishwasher and ample space for a free standing American fridge freezer. Having space for a small dining table and finished with neutral decor, wood effect laminate flooring, radiator and uPVC double glazed window over looking the rear garden.



KITCHEN

Additional Photograph



KITCHEN

Additional Photograph



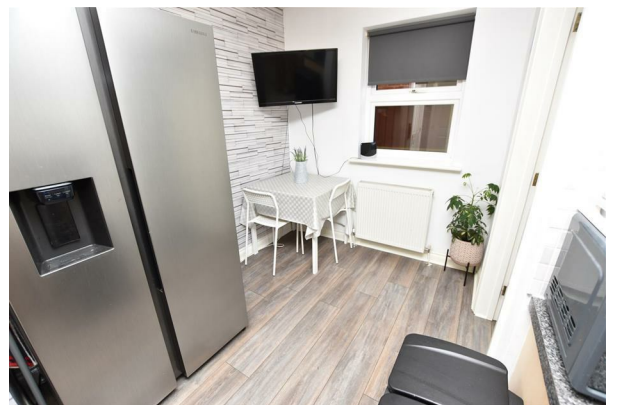
KITCHEN

Additional Photograph



KITCHEN

Additional Photograph



UTILITY ROOM

5'1" x 5'0" (1.55 x 1.54)

Having a handy larder unit, contrasting work surface and space for an automatic washing machine. uPVC double glazed door leading to the rear garden.



DINING ROOM

10'1" x 10'0" (3.08 x 3.05)

This multi purpose room is presently being used as a dining room but could be a second sitting room, having a uPVC double glazed door with side light panels leading to the garden and finished with coved ceiling, carpeted flooring and radiator.



FIRST FLOOR

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FIRST FLOOR LANDING

Having carpeted flooring, loft access to the ceiling and airing cupboard.

BEDROOM ONE

15'7" x 11'0" (4.76 x 3.36)

Three master bedroom has a uPVC double glazed window to the front aspect, carpeted flooring and radiator. Door leading to the en suite shower room.



BEDROOM ONE

Additional Photograph



EN SUITE SHOWER ROOM

Benefitting from a white three piece suite which comprises of; Walk in shower with glazed screen, vanity sink unit with hand wash basin above, and low flush wc, finished with tiled splash backs, vinyl flooring and radiator. Obscure uPVC double glazed window to the front.



BEDROOM TWO

14'1" x 11'9" (4.31 x 3.60)

Three second double bedroom is to the front aspect with a uPVC double glazed window and has carpeted flooring and radiator.



BEDROOM TWO

Additional photo



BEDROOM THREE

9'2" x 8'8" (2.80 x 2.66)

To the rear of the property with a uPVC double glazed window, carpeted flooring, radiator and a range of built in wardrobes.



BEDROOM FOUR

8'10" x 8'8" (2.70 x 2.66)

To the rear of the property with a uPVC double glazed window, carpeted flooring and radiator.



BATHROOM

7'8" x 5'5" (2.36 x 1.67)

Benefitting from a three piece suite comprising of; Panel bath with shower over, pedestal hand wash basin and low flush wc, part tiling to the walls with vinyl flooring, radiator and uPVC double glazed window to the rear.



OUTSIDE

GARAGE

Integral garage with up and over door, fitted with electric and lighting and a side access door leading into the hallway. Wall mounted boiler.

GARDENS

Th property sits with an open plan front garden which is mainly laid to lawn with mature planting, red brick driveway leading to the garage and providing ample off road parking. Wooden access gate leading to the rear garden which is again mainly laid to lawn, mature shrubs planted, paved patio and fenced boundaries.



GARDEN

Additional Photograph



GARDEN

Additional Photograph



COUNCIL TAX BAND

Council Tax Band D

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.

VIEWING ARRANGEMENTS

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

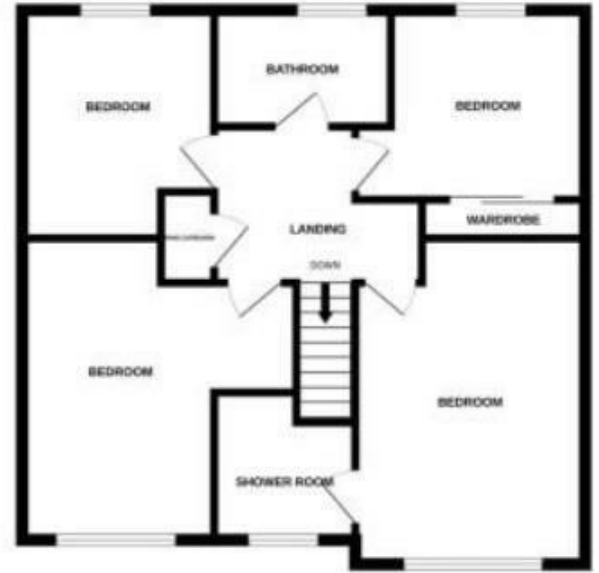
OPENING TIMES

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

GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B		76	
(69-80) C			
(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 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.