



40B Humberston Avenue Grimsby, North East Lincolnshire DN36 4SS

We are delighted to offer for sale this detached family home situated to the rear of Humberston Avenue, nestled between Humberston and New Waltham with there abundance of amenities, highly regarded schools and great bus routes to Grimsby & Cleethorpes Town Centres. Built by the current vendors to a high specification to include under floor heating and solid Oak connecting doors whilst benefitting from gas central heating and uPVC double glazing. The accommodation comprises of; Reception hallway, living dining kitchen, lounge, utility room, cloakroom, study/home office and then to the first floor master bedroom with en suite shower room, two further double bedrooms and family bathroom. The property is accessed from Humberston Avenue via electric gates with camera and intercom, down a long gravelled drive way with fenced boundaries and mature planting, with a rear garden which is mainly laid to the lawn with fenced and hedged boundaries and dual aspect patios one with a wooden pergola above, providing the ideal outside entertaining area. Viewing is highly recommended.

£495,000

- DETACHED FAMILY HOME
- PRIVATE DRIVEWAY WITH ELECTRIC GATES
- INTERCOM ACCESS
- LIVING DINING KITCHEN
- LOUNGE
- UTILITY ROOM
- STUDY/OFFICE
- THREE BEDROOMS MASTER ENSUITE
- FAMILY BATHROOM
- REAR GARDEN GARAGE



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.

MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

ENTRANCE

Accessed via a composite door with side light panels and galleried window above.



RECEPTION HALLWAY

The welcoming reception hall has tiled flooring with under floor heating, down lights to the ceiling and carpeted return staircase with white wooden open spindle balustrade with Oak hand rails and handy under stairs storage cupboard. Feature modern chandelier and solid Oak connecting.



RECEPTION HALLWAY

Additional Photograph



HOUSE NUMBER



STUDY/OFFICE

9'8" x 6'2" (2.95 x 1.88)

To the front of the property with continued tiled flooring and under floor heating with uPVC double glazed window to the front aspect.



CLOAKROOM/WC

6'4" x 3'2" (1.94 x 0.99)

Benefitting from a white two piece suite comprising of; Low flush wc and hand wash basin set above a white high gloss vanity unit providing handy storage. Tiled floor with under floor heating, heated mirror with light, and down lights to the ceiling.



LIVING KITCHEN DINER

28'2" x 12'2" (8.60 x 3.71)

The modern living kitchen is truly the hub of the family home with the kitchen area benefitting from a large range of Grey/Truffle front shaker style units with quartz worksurfaces extending to provide a handy breakfast bar area and incorporating an inset ceramic sink, double electric fan assisted oven, warming draw, microwave, induction five plate hob with chimney style extractor hood above, integrated dishwasher and wine rack. Ample space for an inset American fridge freezer with surrounding matching cupboards. Finished with tiled splashbacks, down lights to the ceiling and continued tiled flooring with underfloor heating and uPVC double glazed window over looking the garden. The dining area has four door bi-folding doors over looking the garden, ample room for a seating area and family dining table. Arch leading to the lounge.



LIVING KITCHEN DINER

Additional Photograph



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Additional Photograph



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Additional Photograph



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Additional Photograph



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Additional Photograph



LIVING KITCHEN DINER

Additional Photograph



LIVING KITCHEN DINER

Additional Photograph



LIVING KITCHEN DINER

Additional Photograph



LOUNGE

12'9" x 9'9" (3.90 x 2.99)

The lounge has an open arch from the living kitchen diner and continued tiled flooring with under floor heating, down lights to the ceiling and uPVC double glazed window to the front aspect. The main focal point is the feature inset electric flame wall fire.



LOUNGE

Additional Photograph



LOUNGE

Additional Photograph



UTILITY ROOM

6'10" x 6'4" (2.09 x 1.95)

Having matching units to the kitchen with contrasting worksurfaces and stainless steel sink and drainer. Wall mounted boiler in matching cupboard. Finished with down lights to the ceiling, continued tiled flooring and under floor heating. Half glazed composite door leading to the side of the property. Plumbing for an automatic washing machine.



FIRST FLOOR

FIRST FLOOR LANDING

The galleried landing has continued carpeted flooring and balustrade from the entrance hallway, solid Oak connecting doors and a feature uPVC double glazed window with modern chandelier.



FIRST FLOOR VIEW TO ENTRANCE HALL

View to the entrance hallway.



MASTER BEDROOM

17'0" x 9'11" (5.19 x 3.04)

The master bedroom has a uPVC double glazed window to the front aspect, carpeted flooring, radiator and down lights to the ceiling. Solid Oak door to the en suite shower room.



MASTER BEDROOM

Additional Photograph



EN SUITE SHOWER ROOM

10'5" x 6'10" (3.19 x 2.10)

Benefitting from a white three piece suite comprising of; Walk in rainfall mains fed shower with glazed screen, low flush wc with hidden cistern and floating vanity hand wash basin with storage draws. Finished with modern tiled walls and floor, down lights to the ceiling, heated mirror with light, Velux window and heated towel rail.



EN SUITE SHOWER ROOM

Additional Photograph



BEDROOM TWO

13'11" x 10'0" (4.26 x 3.05)

The second double bedroom is to the rear of the property with two Velux windows and a uPVC double glazed side window. Finished with carpeted flooring, down lights to the ceiling and radiator. Loft access to the ceiling with pull down ladders, boarding and lighting.



BEDROOM TWO

Additional Photograph



BEDROOM THREE

10'5" x 9'8 1/2" (3.19 x 3.01)

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



FAMILY BATHROOM

7'10" x 7'7" (2.41 x 2.32)

The family bathroom benefits from a white three piece suite comprising of; L-Shaped bath with mains fed shower over and glazed screen, white high gloss vanity unit house the hand wash basin and low flush wc. Finished with modern tiles to the walls, down lights to the ceiling, heated mirror with light,, heated towel rail and Velux window.



FAMILY BATHROOM

Additional Photograph



FAMILY BATHROOM

Additional Photograph



OUTSIDE

GARDENS

The rear garden has fencing and hedging to the boundaries and is mainly laid to lawn with a paved patio area leading from the property and a further stone bond patio with wooden pergola above a fabulous addition ideal for summer entertaining.



GARDENS

heated mirror with light,



GARDENS

Additional Photograph



GARDENS

Additional Photograph



GARAGE

17'10" x 17'2" (5.44 x 5.25)

The garage has an electric roller door to the front and a side access uPVC door. Fitted with electric and lighting and finished with tiled flooring. Radiator fitted.

ENTRANCE TO THE PROPERTY

Accessed from Humberston avenue via an electric gate with camera intercom to the pebbled driveway which has fenced boundaries and mature trees and shrubs planted. Ample parking for several vehicles.





| Energy Efficiency Rating | | |
|---|-----------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 93 |
| (81-91) B | 84 | |
| (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 | | |
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| 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.