



## 124a Humberston Avenue Grimsby, North East Lincolnshire DN36 4SU

We are delighted to offer for sale this FOUR BEDROOM DETACHED BUNGALOW on the highly sought-after Humberston Avenue, modernised by the current vendor to create a spacious and versatile family home finished to a very high standard. Situated with easy access to local amenities and highly regarded schools and both Cleethorpes, Grimsby and Louth Town Centres. The property sits back from the road within well established gardens and benefits from gas central heating and UPVC double glazing throughout. The accommodation includes a welcoming hallway, kitchen diner, a rear dining/sitting room, lounge with a cozy burner, and three bedrooms and shower room with a further double bedroom to the first floor and en suite shower room. DETACHED OFFICE/MUSIC ROOM which has been designed by the vendor with working from home in mind. Benefitting from full insulation and sound proofing, utility area and electric heating. Accessed via double wooden gates which lead to the red brick paved driveway which provides ample off road parking and lawn area with mature trees and shrubs. To the rear of the property is a private southerly facing garden with hedged and fenced boundaries, mainly laid to lawn with red brick paved patios and pathways, mature trees and shrubs with a section wild flower garden, timber summer house and steel shed. This beautifully presented home is a must-view to appreciate its features and location fully.

**Offers In The Region Of  
£450,000**

- DETACHED BUNGALOW
- HIGHLY REGARDED LOCATION
- SOUTHERLY FACING REAR GARDEN
- KITCHEN DINER
- REAR LOUNGE WITH LOG BURNER
- FOUR BEDROOMS
- FAMILY BATHROOM
- EN SUITE SHOWER ROOM
- OFFICE/UTILITY AREA
- VIEWING HIGHLY RECOMMENDED





## MEASUREMENTS

All measurements are approximate.

## ACCOMMODATION

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## GROUND FLOOR

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### ENTRANCE

Accessed via a glazed uPVC door with side light window into the entrance hall.



### HALL

The welcoming hallway had coved ceiling, wood effect laminate flooring, Oak connecting doors, two handy storage cupboards and column radiator. Carpeted stairs leading to the first floor bedroom.



### KITCHEN DINER

13'0" x 11'10" (3.97 x 3.63)

The kitchen diner benefits from a large range of wood front wall and base units with contrasting worksurfaces and matching upstands incorporating a composite sink and drainer, integrated dishwasher, induction hob with stainless steel chimney style extractor hood and splashback matching the work surface, eye level one and half electric fan assisted oven and ample space for an American fridge freezer and washing machine. Finished coved ceiling, downlights, tiled flooring and dual aspect uPVC double glazed windows and composite door leading to the rear garden.



### KITCHEN DINER

Additional Photograph



## KITCHEN DINER

Additional Photograph



## DINING ROOM

16'8" x 12'7" (5.10 x 3.86)

Thus versatile room can be used as a dining room or second sitting room with a uPVC double glazed window to the side aspect and uPVC double glazed door with side light panel leading to a red brick paved patio area. Finished with coved ceiling, column radiator, wood effect laminate flooring and double Oak doors leading to the lounge.



## DINING ROOM

Additional Photograph



## LOUNGE

22'0" x 16'11" (6.71 x 5.18)

Situated to the rear of the property enjoying views over the garden which is accessed via uPVC double glazed patio doors this spacious room has dual aspect uPVC double glazed windows and is finished with wooden steps down, wood effect laminate flooring, coved ceiling, column radiator and feature open chimney breast with modern tiled hearth and back and in set log burner.





**LOUNGE**  
Additional Photograph



**LOUNGE**  
Additional Photograph



**LOUNGE**  
Additional Photograph



**LOUNGE**  
Additional Photograph



## LOUNGE

Additional Photograph



## MASTER BEDROOM

16'10" x 12'5" (5.15 x 3.80)

The master bedroom is to the front of the property and is a great size with a walk in uPVC double glazed bay window with integrated blinds, extra light provided by the two uPVC double glazed side windows again with integrated blinds. Finished with coved ceiling, carpeted flooring, column radiator and wall to wall fitted wardrobes with modern sliding doors.



## MASTER BEDROOM

Additional Photograph



## BEDROOM TWO

12'5" x 9'11" (3.81 x 3.04)

The second double bedroom has a uPVC double glazed window to the side aspect, coved ceiling, wood effect laminate flooring and radiator.





## STUDY/BEDROOM FOUR

9'11" x 9'3" (3.03 x 2.83)

This useful room can be used as a study or a fourth bedroom and has a uPVC double glazed window to the front aspect with integrated blinds, carpeted flooring, radiator and handy built in storage cupboard with modern wood effect doors.



## STUDY/BEDROOM FOUR

Additional Photograph



## SHOWER ROOM

12'0" x 6'10" (3.67 x 2.10)

The modern shower room benefits from a white three piece suite comprising of; Walk in shower with glazed screen and Aqua panelling to the splashback areas, modern vanity unit with handy storage, counter top hand wash basin and low flush wc with hidden cistern. Finished with panelled walls, wood effect vinyl flooring, airing cupboard, heated towel rail, down lights to the ceiling, extractor fan and uPVC double glazed window to the side aspect.



## SHOWER ROOM

Additional Photograph



## FIRST FLOOR

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## FIRST FLOOR LANDING

Approached via the carpeted stairs with eave access that houses the boiler and provides further storage.

### BEDROOM THREE

17'1" x 9'3" (5.23 x 2.84)

The third double bedroom has a uPVC double glazed window to the rear aspect, carpeted flooring, radiator and handy eaves storage. Door leading to the en suite shower room.



### BEDROOM THREE

Additional Photograph



### EN SUITE SHOWER ROOM

8'1" x 5'1" (2.47 x 1.55)

Benefitting from a white three piece suite comprising of; Corner shower with curved glazed screens, vanity handy wash unit with handy storage and low flush wc. Finished with tiled walls and floor, radiator and Velux window.



### OUTSIDE

#### OFFICE/MUSIC ROOM

29'2" x 8'7" (8.91 x 2.62)

The garage has been converted by the current vendor to a very high standard to provide this added extra work space, accessed via a composite door to the side aspect with dual aspect uPVC double glazed window and two Velux windows, full insulated and sound proofed. Having a utility area to one end with white units, contrasting work surfaces, inset stainless steel sink and plumbing for an automatic washing machine. Finished with modern panelled walls, wood effect vinyl flooring, electric wall heaters and down lights to the ceiling.





## OFFICE/MUSIC ROOM

Additional Photograph



## OFFICE/MUSIC ROOM

Additional Photograph



## OUTSIDE

### GARDENS

The bungalow stands on a good-sized plot and is set back from the road with double wooden access gate, mature hedging and trees to the boundaries providing ample privacy. The driveway is red brick paved allowing parking for several vehicles. Red brick paved pathways lead to the rear of the property to reveal a well maintained southerly facing garden with hedged and fenced boundaries providing a high degree of privacy. The garden is laid to lawn weaving red brick pathways and several patio areas and has mature shrubs and trees to the borders with a wild flower garden area, steel shed and wooden summer house. A fabulous garden where you can enjoy endless summer evenings.



### GARDENS

Additional Photograph





## GARDENS

Additional Photograph



## GARDENS

Additional Photograph



## GARDENS

Additional Photograph



## GARDENS

Additional Photograph



## FRONT ASPECT



### SUMMARY

The property has recently had new uPVC double glazed window and is fitted with a full security alarm and CCTV.

### 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 & EPC RATING

Council Tax Band - E

EPC - D

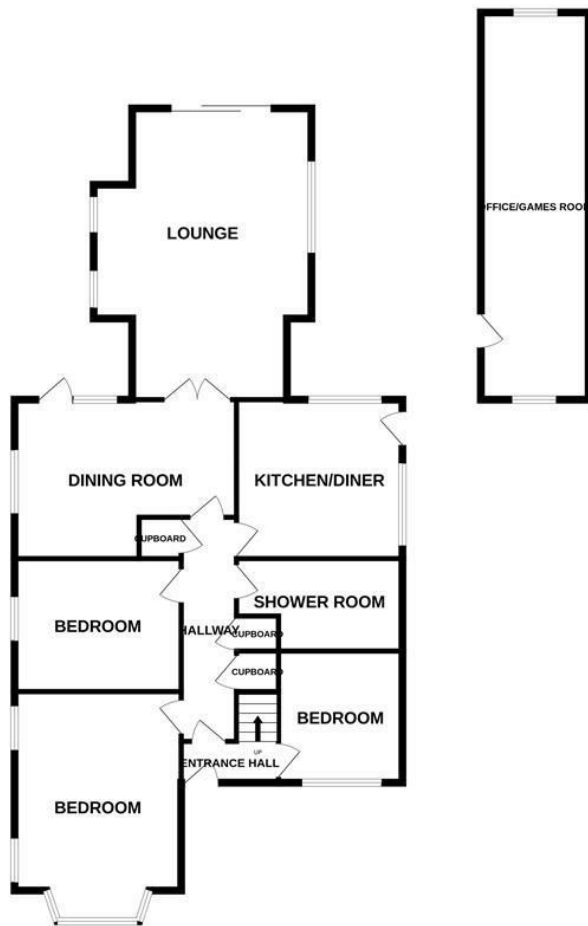
### VIEWING ARRANGEMENTS

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		79
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
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		
EU Directive 2002/91/EC		
England & Wales		

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.