



5 Grange Farm Lane Humberston, Lincolnshire DN36 4GN

A truly stunning extended FIVE BEDROOM DETACHED family residence standing on a generous plot. This impressive home has been tastefully extended and meticulously enhanced by its current owners to create a spacious and versatile living space, ideal for modern family life.

From the moment you arrive, the property makes a statement a welcoming entrance porch leads into an L shaped entrance hall, with the ground floor boasting a stylish cloakroom/wc, a generously proportioned formal lounge perfect for entertaining or relaxing evenings and a dedicated home office, ideal for remote working or study and a family room. At the heart of the home lies the show-stopping L-shaped living, dining and kitchen area, a superb open-plan space designed for both family gatherings and entertaining, beautifully blending practicality with elegance, which flows seamlessly into a fabulous games room, creating a dynamic and sociable environment. Upstairs, the luxurious principal bedroom suite features its own private en suite and a dressing room, offering a peaceful retreat at the end of the day. Four additional well proportioned double bedrooms provide ample space for family and guests. A large family bathroom/wc and a separate shower room add convenience and functionality. The property benefits from gas central heating and double glazing throughout, ensuring comfort year-round. Externally, the home is complemented by a large open-plan front garden providing excellent kerb appeal, a double garage and home office/store and driveway parking. To the rear, an enclosed and private garden features a raised decked area perfect for outdoor dining, relaxing, or entertaining in the warmer months.

£675,000

- STUNNING FAMILY HOME
- TWO RECEPTION ROOMS
- FABULOUS LIVING DINING KITCHEN
- UTILITY ROOM & CLOAKS/WC
- PRINCIPLE BEDROOM WITH EN SUITE AND DRESSING ROOM
- FOUR FURTHER DOUBLE BEDROOMS
- SHOWER ROOM & FAMILY BATHROOM
- DOUBLE GARAGE
- LOVELY PLOT
- EARLY VIEWING A MUST



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

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MEASUREMENTS

All measurements are approximate.

GROUND FLOOR

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ENTRANCE PORCH

This impressive entrance porch has a modern grey composite entrance door leading into the:-



ENTRANCE HALL

An elegant L shaped entrance hall has a striking black high gloss tiled floor which has under floor heating, coving to ceiling with a white spelled staircase leading to the first floor accommodation.



CLOAKS/WC

Fitted with a high gloss vanity unit and a concealed wc. Tiled floor again with under floor heating. Half tiled walls in a contrasting dark ceramic tile. Heated towel rail. Double glazed window.



FORMAL LOUNGE (FRONT)

22'3" x 12'3" (6.8 x 3.75)

Approached via two double doors, this spacious formal lounge has a double glazed bay window to the front elevation, two radiators, coving to ceiling plus two wall lights and two ceiling lights. The focal point of this room is the contemporary styled Bespoke media wall which has space for a TV, display shelving and a glass fronted electric fire. Single french door leads into the living dining kitchen.



FORMAL LOUNGE



FORMAL LOUNGE



SNUG

9'4" x 13'1" (2.85 x 3.99)

A cozy snug/family room has a double glazed window giving borrowed light from the living dining kitchen, coving to ceiling and radiator. The free standing electric fire is included in the sale.



HOME OFFICE

6'6" x 6'10" *minimum* (2 x 2.1 *minimum*)

Ideal for working from home this office is situated at the front of the house and is fitted with floor to ceiling storage cupboards together with a desk area. Double glazed window. Radiator.



UTILITY ROOM

10'2" x 6'5" *max* (3.1 x 1.96 *max*)

Fitted with a tall storage cupboard which houses the Worcester gas fired boiler together with matching wall cupboards. The contrasting work surfaces have space beneath for washing machine etc. Tiled flooring. Double glazed window.



LIVING DINING KITCHEN

23'11" *reducing to* 12'4" x 44'11" (7.31 *reducing to* 3.78 x 13.7)

The heart of the home is this fabulous L shaped full width family room which is naturally divided into four sections with the contemporary styled kitchen comprising an abundance of high gloss pale grey base and wall cupboards incorporating a built in micro wave, steaming and conventional electric ovens which has a warming drawer together with an induction hob including two gas rings and an integrated dishwasher. A frame work for an American fridge/freezer joins the second section of matching units which has a mirrored panel reflecting natural light throughout the area and to complete this stunning kitchen is a large island unit/breakfast bar area. The granite work surfaces are inset with quality sink unit including a chrome mixer spray tap and a boiling hot water tap. Water softener is concealed within a base unit which supplies the whole of the property.

The room extends to form dining and seating areas which also includes a media wall extending to the games area with room for a bar and pool table (both not included in the sale).

Three double glazed windows all with electric blinds and bi folding doors have views over the rear garden, tiled flooring with under floor heating and surround sound speakers.



KITCHEN AREA PHOTO



KITCHEN AREA PHOTO



KITCHEN AREA PHOTO



DINING LIVING AREA PHOTO



POOL AND BAR AREA PHOTO



GAMING ROOM

5'10" x 18'0" (1.8 x 5.5)

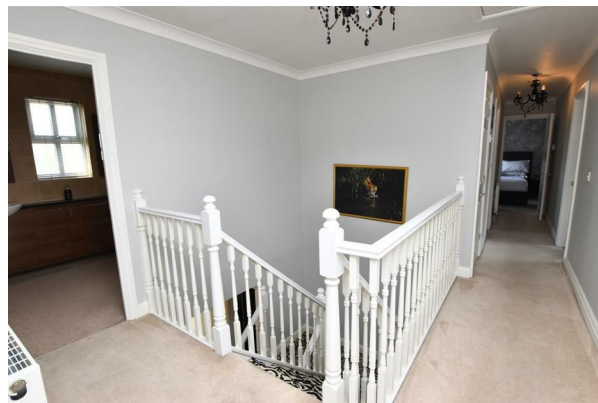
With open access from the living dining kitchen this hidden room is ideal for gaming and again has a tiled floor with under floor heating, double glazed window situated within a magnetic painted wall.



FIRST FLOOR

LANDING

The white spelled staircase leads to the spacious L shaped landing which has a double glazed window to the front elevation, two radiators, coving to ceiling and a useful airing cupboard. Access to roof space which is boarded with electric light.



PRINCIPLE BEDROOM

9'10" x 12'9" (3 x 3.9)

A super principle bedroom having a double glazed window to the front elevation, radiator and coving to ceiling. Two double high gloss grey wardrobes are either side of the access into the dressing room.



PRINCIPLE BEDROOM



DRESSING ROOM

4'6" x 9'7" (1.39 x 2.94)

Double glazed window to the rear elevation and fully fitted with open hanging space, shelving and drawer units.

EN SUITE SHOWER ROOM

6'6" x 6'10" (2 x 2.1)

Fitted with a walk in fully tiled shower cubicle having a glass sliding door to the front and a hand held shower spray together with a ceiling rain fall shower head, a vanity unit and a low flush wc. Mirrored fronted cabinet plus an open display shelving to the side of the shower. The remainder of the walls are also tiled in a complementary pale grey tiles. Heated towel rail. Double glazed window. Tiled flooring.



BEDROOM 2 (REAR)

9'5" x 11'8" *minimum* (2.89 x 3.57 *minimum*)

Double glazed window, radiator, coving and inset spot lights to ceiling plus a bank of floor to ceiling wardrobes.



BEDROOM 2



BEDROOM 3 (REAR)

9'6" x 9'5" *minimum* (2.91 x 2.89 *minimum*)

Again fitted with a range of floor to ceiling wardrobe cupboards, double glazed window and coving to ceiling.



BEDROOM 4

10'9" x 12'4" (3.29 x 3.78)

Fitted with a range of floor to ceiling wardrobe plus box cupboards above the bed which provides excellent storage. Double glazed window. Radiator.



BEDROOM 5 (FRONT)

10'4" x 9'2" (3.15 x 2.8)

Double glazed window, radiator and coving to ceiling. Again fitted with a bank of floor to ceiling wardrobes.



SHOWER ROOM

6'11" x 7'10" (2.11 x 2.39)

This lavish shower room is fitted with a fully tiled walk in shower cubicle, a superb vanity unit inset with a semi recessed sink and having matching cupboards with downlights above and a matching concealed wc. The remainder of the walls are also tiled in a rich contrasting ceramic tile. Heated towel rail. Double glazed window. Inset spot lights to ceiling. Extractor fan.



FAMILY BATHROOM/WC

6'11" x 12'11" (2.12 x 3.96)

A spacious family bathroom fitted with a curved bath and screen having a shower above plus a superb vanity unit comprising two semi recessed sinks and a concealed wc together with useful storage cupboards. The walls are fully tiled with two wall mounted mirrored above the sinks. Two heated towel rails. Two double glazed windows. Extractor fan.



OUTSIDE



DOUBLE GARAGE BLOCK

18'6" x 19'3" (5.66 x 5.88)

The double brick detached garage has two up and over doors to the front plus light and power. Boarded attic space which provides excellent storage. Door to the rear leads into:-



HOME OFFICE/STORE

16'0" x 9'4" (4.9 x 2.85)

Ideal as a large home office or workshop again fitted with light and power, plus broadband and a phone line.



THE GARDENS

The property stands on an excellent plot with the large open plan front garden being lawned and inset with mature trees including a striking Monkey Puzzle, a wide block paved driveway provides excellent off road parking which leads through high wrought iron gates to an under cover area ideal for the storage of bins etc. The enclosed rear garden is again lawned and includes a timber decking area with outdoor lighting ideal for Alfresco entertaining.



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 - F

EPC -

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OPENING TIMES

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

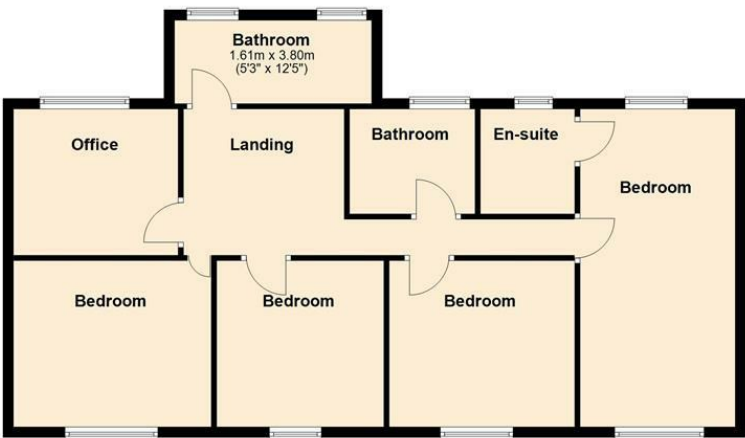
Ground Floor

Approx. 143.0 sq. metres (1539.0 sq. feet)



First Floor

Approx. 91.5 sq. metres (984.5 sq. feet)



Total area: approx. 234.4 sq. metres (2523.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	76	79
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 firms 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.