



28 Humberston Avenue Humberston, Lincolnshire DN36 4SP

A stunning DETACHED FIVE BEDROOM FAMILY HOME which has undergone an extensive programme of refurbishment in recent years with no stone left unturned and to truly appreciate the superior interior fittings an early viewing is strongly recommended. The spacious accommodation includes: An impressive entrance hall with a return staircase, excellent sized lounge, separate dining room, a bespoke kitchen/breakfast/sitting room, utility room and separate wc to the ground floor. To the first floor there is a gallery landing, master bedroom with a fabulous en suite bathroom, three further bedrooms and a contemporary styled shower room/wc plus a large double bedroom with an en suite bathroom to the second floor. Double garage. Modern double glazing including sash windows. Gas central heating system. Security alarm. Excellent sized plot with in and out driveway to the front plus an enclosed SOUTH FACING rear garden.

£655,000

- STUNNING DETACHED FAMILY HOME
- TWO RECEPTION ROOMS
- LIVING DINING KITCHEN
- UTILITY & WC
- 5 DOUBLE BEDROOMS
- 3 BATHROOMS
- DOUBLE GARAGE
- ENCLOSED GARDENS
- SOUTH FACING PLOT
- POPULAR LOCATION



ACCOMMODATION

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MEASUREMENTS

All measurements are approximate.

GROUND FLOOR

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ENTRANCE PORCH

Stunning stone entrance porch.

ENTRANCE HALL

This impressive entrance hall is approached via a solid oak entrance door having two double glazing side lights together with a stunning spelled return staircase which has a useful double coats cupboard to the rear. Luxury Amtico flooring with underfloor heating. Inset spot lights to ceiling.



LOUNGE (FRONT)

21'1" x 14'11" (6.43 x 4.57)

A spacious formal family lounge having a double glazed bay window to the front elevation, an engineered oak floor and radiator. The focal point of this room is the log burner inset within an exposed brick fireplace having an oak mantle above.



LOUNGE

Additional photo



DINING ROOM (FRONT)

15'7" x 11'9" (4.76 x 3.59)

This multi functioning room is used by the present owners as a formal dining room but could easily be a playroom or second sitting room and has a superb engineered oak floor, double glazed window to the front elevation.



LIVING DINING KITCHEN

17'3" x 28'10" (5.28 x 8.81)

Now an essential part of every modern family is this bespoke hand painted kitchen/breakfast room which extends into a useful sitting area. The luxuriously fitted kitchen has an abundance of hand painted pale grey base and wall units incorporating two integrated fridges, dishwasher together with a built in electric oven, warming drawer and a Wolf 4 ring/griddle hob having an extractor fan above inset within a decorative mantle. To complete the kitchen is a large island unit finished with contrasting dark grey units which extends to form a breakfast bar area all having quality granite work surfaces with matching up stands. The twin modern Belfast style sink unit has a mixer tap and a Quooker boiler water tap. Tiled flooring with under floor heating. Double glazed window to the kitchen area plus double glazed bi folding doors to the sitting area. Inset spot lights to ceiling plus three pendant lights above the breakfast bar.



LIVING DINING KITCHEN

Additional photo



LIVING DINING KITCHEN

Additional photo



SITTING AREA

Additional photo



UTILITY ROOM

10'7" x 6'3" (3.23 x 1.93)

Again fitted with bespoke hand painted base units including an integrated freezer and having granite work surfaces with matching up stands. Double glazed window. Tiled floor. Radiator.



CLOAKS/WC

Having a white suite comprising a pedestal wash hand basin and a low flush wc. tiled floor. Radiator. Double glazed window. Inset spot lights to ceiling.

FIRST FLOOR

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GALLERY LANDING

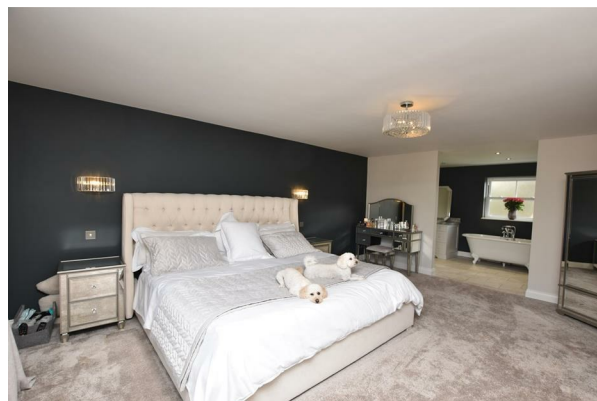
Double glazed window to the front elevation. Radiator.



MASTER BEDROOM

17'11" x 14'10" (5.47 x 4.53)

A superb master bedroom having a double glazed window to the front elevation, radiator, centre light plus two wall light points either side of the bed space. Open access leads into the en suite bathroom.



MASTER BEDROOM

Additional photo



EN SUITE BATHROOM

7'7" x 14'9" (2.33 x 4.51)

This spectacular en suite bathroom has a free standing oval bath with a hand held shower spray flanked by two bespoke vanity units inset with a white sink having useful storage cupboards and drawers below. Double glazed window. Inset spot lights and extractor to ceiling. Tiled flooring. Victorian style radiator/chrome heated towel rail.



BEDROOM 2 (FRONT)

15'7" x 8'6" (4.77 x 2.61)

Double glazed window to the front elevation. Radiator.



BEDROOM 3 (REAR)

12'9" x 12'8" (3.89 x 3.87)

Double glazed window. Radiator. Fitted wardrobe cupboard which houses the hot water tank and the gas fired boiler.



BEDROOM 3

Additional photo



INNER LANDING

With steps leading up from the main landing this smaller landing has a double glazed window to the side elevation, radiator and staircase leading up to the second floor.



BEDROOM 4/DRESSING ROOM

8'3" x 9'4" (2.52 x 2.87)

Fitted with a range of open hanging space and drawers. Radiator. Double glazed window.

FAMILY SHOWER ROOM/WC

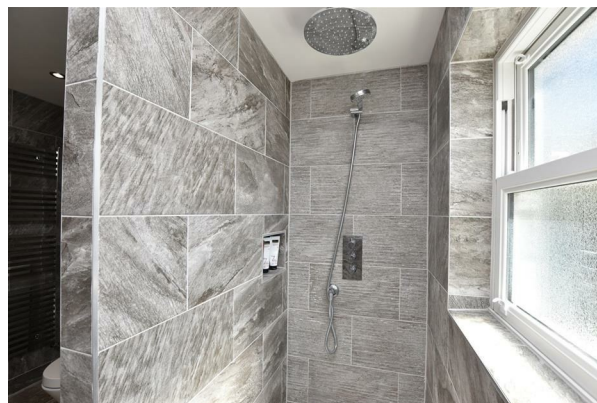
9'8" x 6'6" (2.95 x 2.00)

A contemporary styled shower room which is fully tiled in a striking grey mottled tile including a shower area which has twin heads, insets for shower gels etc and a double glazed window. To complete this shower room there is a pedestal wash hand basin and a low flush wc, a heated towel rail plus a tiled shelving area ideal for the storage of fresh towels. Complementary tiled flooring. Inset spot lights to ceiling.



SHOWER ROOM/WC

Additional photo



SECOND FLOOR LANDING

BEDROOM 5

21'10" x 15'5" (6.67 x 4.71)

Located at the top of the house this family addition has two double glazed windows, two radiators and inset spot lights to ceiling. In addition there is an excellent range of built in wardrobes and useful additional storage to the eaves.



BEDROOM 5

Additional photo



EN SUITE BATHROOM/WC

5'10" x 5'4" (1.78 x 1.65)

Accessed via matching grey doors this bathroom is fitted with a suite in white comprising a panelled bath, a low flush wc and a wall mounted wash hand basin. Half tiled walls and floor. Inset spot lights to ceiling. Extractor fan.



OUTSIDE



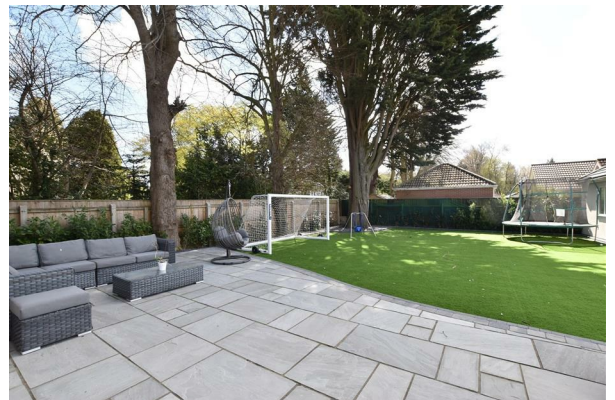
DETACHED GARAGE

17'1" x 16'4" (5.22 x 4.98)

Electric door to the front, plus light and power.

THE GARDENS

28 Humberston Avenue is positioned behind a high brick wall and has two in and out electric double wooden gates which lead onto the grey gravel driveway providing substantial off-road parking for numerous cars. The remainder of the garden contains an artificial lawned area. The SOUTH-facing rear garden is approached via double wooden gates having a block-paved driveway leading to the garage; this garden is ideal for outside entertaining with a substantial paved patio area situated close to the property with a step leading down to the artificial lawn which is inset with a mature tree which provides natural shelter during the summer months together with a young laurel hedge to the boundaries.



THE GARDENS



TENURE - FREEHOLD

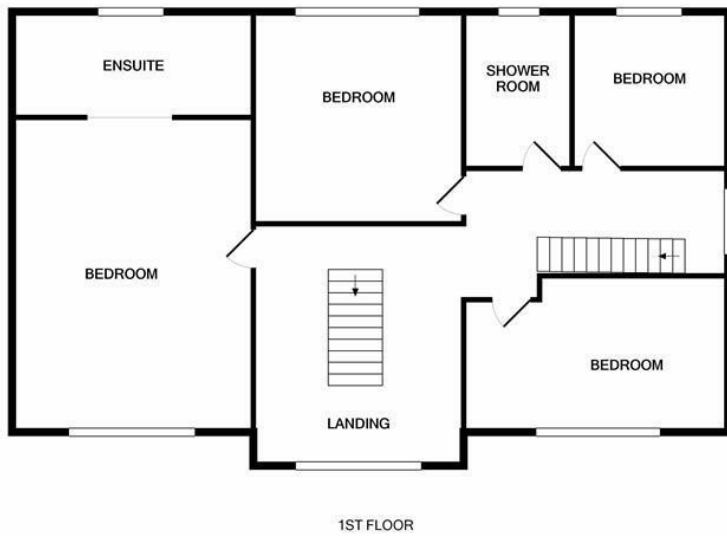
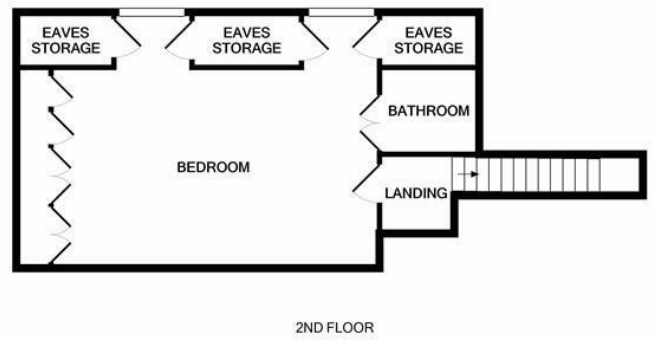
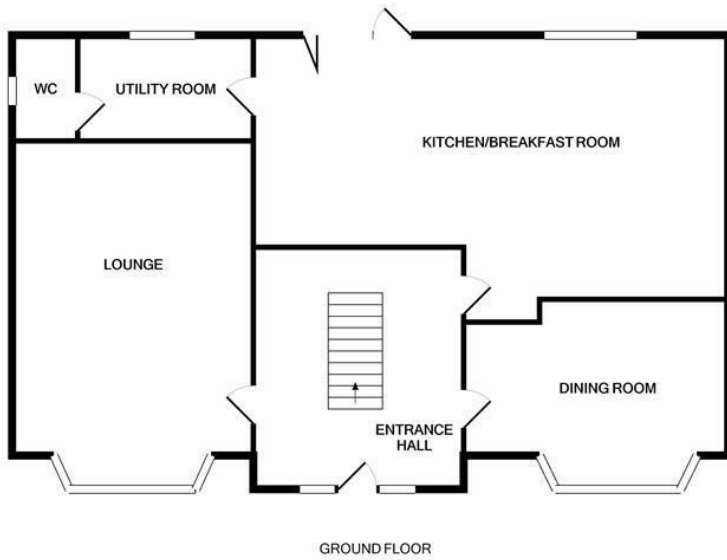
We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

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



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 | 75 | 80 |
| (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 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.