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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



263 Humberston Avenue
Humberston
DN36 4JA

Offers in the Region Of
£340,000

Set back from the Avenue on an enviably sized plot of 0.15 acres on well tended land, is this detached superior sized three bedroom bungalow. Deceptively large, the bungalow is superbly presented with modern features such as stylish breakfast kitchen and beautiful master en suite bathroom with walk in shower. This property could suit a family or semi retired with plenty of internal space plus good sized well proportioned gardens plus brick outbuilding and superb sun room. The garage has been converted into a workshop and the sun room but there is still off road parking for at least four cars and or a camper van to the long concrete driveway. The property is a short walk from amenities, bus routes and walks to schools in the area and Louth plus other amenities including Humberston Country Club and comes with an exclusive postcode.

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Entrance hall

19' 8" x 4' 0" (6.00m x 1.21m)

A long hallway has short entrance porch with wood single glazed French doors, cream decor and black and white chequered tiled floor. The hall way has wood frosted door from the porch, beige carpet, cream decor to coving, six down lights, radiator, storage cupboard and picture wall light.

Lounge

15' 11" x 12' 11" (4.86m x 3.94m)

A spacious lounge has large uPVC walk in curved bay window to the front, cream decor to coving, beige carpet, radiator and pendant light.

Kitchen breakfast room

12' 9" x 11' 10" (3.88m x 3.61m)

A beautiful breakfast kitchen room is open to the dining room and has white high gloss wall and base units to two walls with granite work tops and splash backs over. There are two circular sunken sinks, integral electric oven grill, ceramic induction hob with extractor over, dish washer and space for large American fridge freezer. The room has large island unit with seating and breakfast bar for five people, there is a uPVC window to the side, wood pop out bay window to the rear, wood laminate flooring, cream decor to coving, four down lights and pendant light.

Utility room

7' 1" x 7' 4" (2.17m x 2.24m)

The utility has light wood units to two walls with work top and sink drainer over. The room has uPVC window and wood frosted door and window to the rear, the room has wood effect vinyl flooring, cream decor to coving, radiator, pendant light and space for washing machine and dryer.

Dining room

8' 11" x 16' 9" (2.71m x 5.11m)

Open plan to the kitchen breakfast room the dining room has space for a large table and chairs fit for any family gathering. The room has wood laminate flooring, cream decor to coving, metal window and sliding door to the rear garden, radiator and pendant light.

Study

5' 10" x 4' 0" (1.79m x 1.21m)

The study is just a small work space but very handy and private. The room has uPVC window to the side, built in work station and shelving, wood laminate flooring, cream decor, pendant light, coving and a small under stairs storage cupboard.

Bedroom One

11' 11" x 12' 0" (3.63m x 3.65m)

The main bedroom is on the ground floor and has large walk in uPVC bay window to the front, two tone cream and brown decor to coving, beige carpet, fitted wardrobes, radiator and pendant light.

En suite

5' 11" x 11' 3" (1.81m x 3.44m)

A luxurious en suite bathroom has three piece white suite with walk in wet room style shower area, there are cream built in storage units, light brown splash back tiling and cream decor, uPVC frosted window to the side with blind, radiator, two extractors, five down lights and a cream tiled floor.

Stairs and landing

The stairs turn 90 degrees to the landing and both areas has beige carpet, cream decor with landing having, pendant light and coving.

Bedroom Two

10' 4" x 17' 2" (3.16m x 5.22m)

The second bedroom has cream decor, grey carpet, radiator, uPVC window to the front and pendant light.

Bedroom Three

12' 1" x 10' 10" (3.68m x 3.29m)

The third bedroom has cream decor, grey carpet, uPVC window to the rear, radiator and pendant light.

Shower room

11' 5" x 6' 8" (3.49m x 2.02m)

The first floor shower room has matching white sink and WC, walk in shower area with light brown tiled splash backs and tiled floor. The room has cream decor, uPVC frosted window and Veux window, radiator and three down lights.

Rear garden

A good sized rear garden has large lawn area with block paved patio to the back of the house and two concrete patio areas. The block paved patio has astro grass over the majority of it which forms a wood and perspex covered seating area that comes off the dining area inside the house. The garden has mature bushes and boundaries with blue slate borders. There is a built in covered storage area to the side of the house which is very useful.

Front garden and parking

The front offers a large concrete driveway for multiple cars or even a caravan or camper van. There are tall timber gates to the rear and farmyard style gate to the roadside. The garden is laid to lawn with mature planted boundaries and borders plus mature tree to the front.

Outbuilding / Workshop

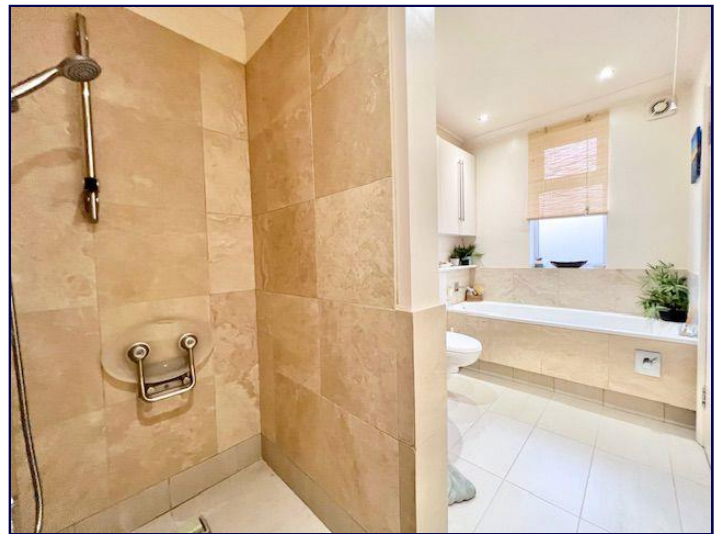
10' 4" x 13' 3" (3.14m x 4.03m)

Formerly the garage the garage front door is now blocked as is a side window with access gained to the side through uPVC glazed door. The workshop has both power and light.

Garden room

10' 0" x 12' 5" (3.06m x 3.79m)

A stunning garden room has taken space from the garage and has been converted to a great space. uPVC doors open off two elevations, to the garden and onto a concrete patio area. The room has built in log burner with working chimney and has power and light.



Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation.
All interested parties are advised to make their own enquiries.

Services

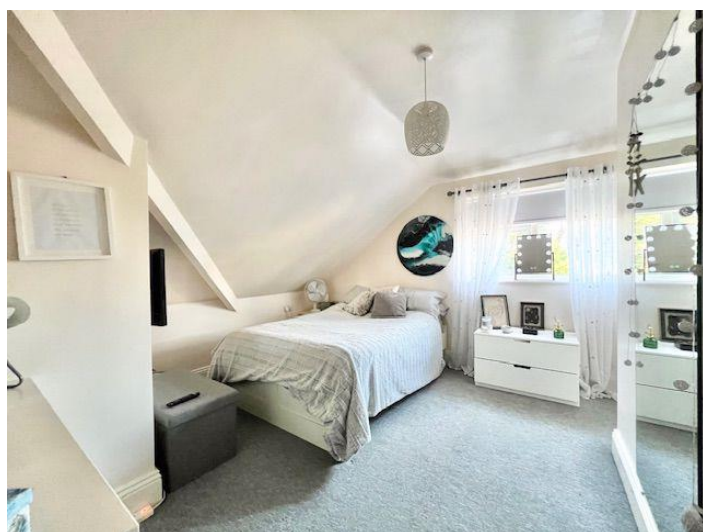
All mains services are understood to be connected, however
Crofts have not inspected or tested any of the services or service
installations & purchasers should rely on their own survey.

Viewings

Please contact the relevant marketing office and all viewings are
strictly by appointment only please.

Council Tax Information

Band D: To confirm council tax banding for this property please
view the website www.voa.gov.uk/cti



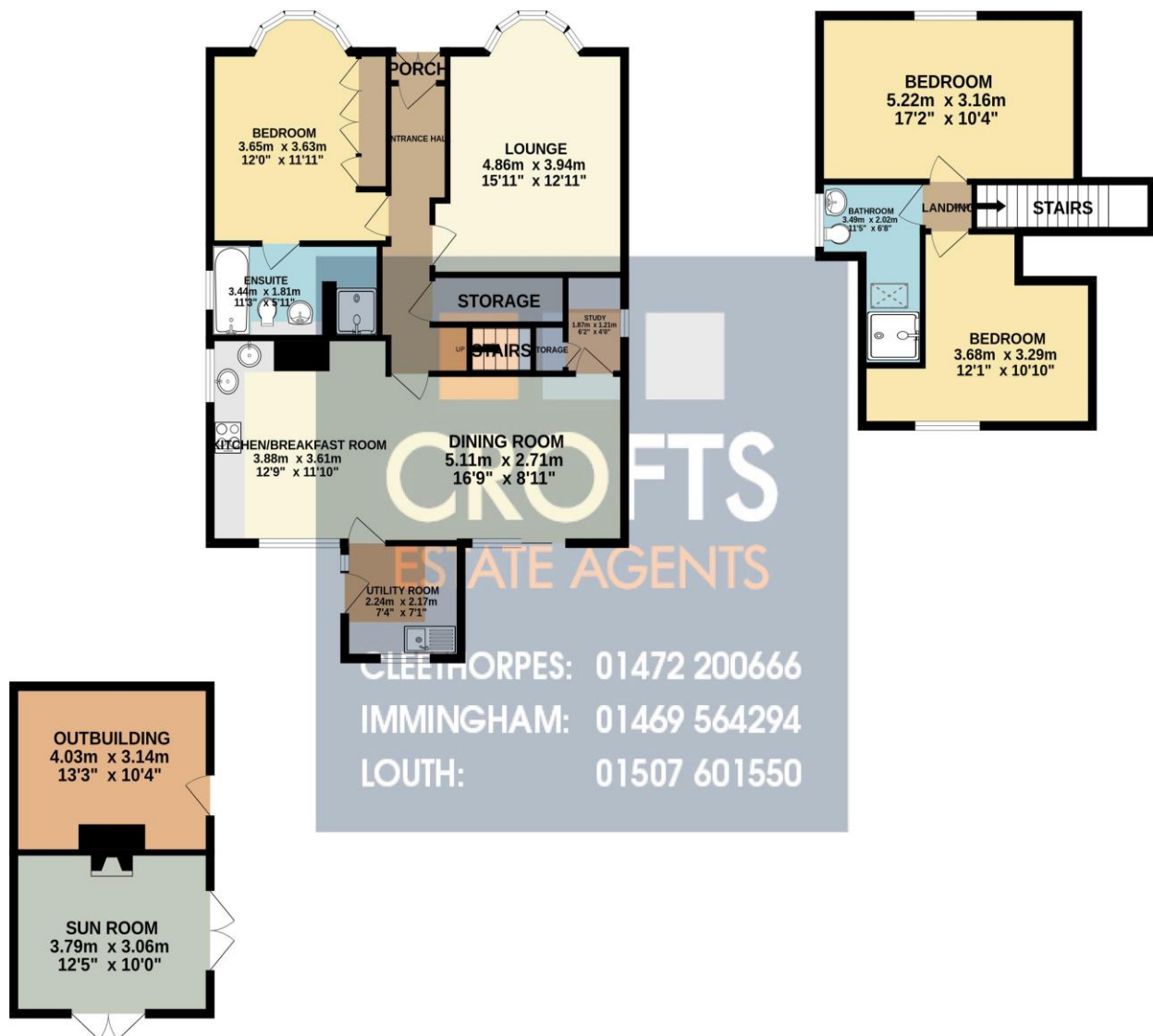


OPEN 7 DAYS A WEEK

Monday to Thursday	9am to 5.30pm (Tuesday opening 9.30am)
Friday	9am to 6.00pm
Saturday	9am to 3.00pm
Sunday	11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR
109.1 sq.m. (1175 sq.ft.) approx.

1ST FLOOR
39.4 sq.m. (424 sq.ft.) approx.



TOTAL FLOOR AREA: 148.5 sq.m. (1599 sq.ft.) approx.

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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