



# CROFTS ESTATE AGENTS

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



15 Humberston Avenue  
Humberston  
Grimsby  
DN36 4SL

Offers in the Region Of  
£699,950

Commissioned to be built by Lord Carrington in the 1850's as a hunting lodge, this stunning period property retains plentiful amounts of its old English charm. Set on 0.24 acres along a private, gated shared tarmac driveway, this property presents the rarest of opportunity to own a piece of local history. Period features are in abundance and are complimented by sympathetic extensions and new timber and uPVC sash windows. A formal lounge and stunning wood paneled dining room give a nod to its formative heritage with a beautiful extended orangery leaning into the future but sympathetically made from wood but being double glazed. The property impresses at every turn with space and rooms for everything you need plus outbuildings offering opportunity for other uses. Huge bedrooms occupy the first floor with a luxury bathroom having jacuzzi bath and measuring now less than 18m<sup>2</sup>. The gardens as you would expect are private with manicured lawns, having tall hedgerows with immaculate pathways and patios. Tarmac driveway offers chance for multiple cars to pull up and park, with space depth for camper vans or caravans plus the double detached brick garage for the weekend sports car, we can all dream can't we!

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#### Entrance hall

Entered through a solid wood arched period doorway the entrance has a wider vestibule with porthole window and uPVC window then corridors towards the rest of the house. The area has light grey laminate flooring, cream and white decor with plate rail, radiator, three pendant lights, under stairs storage cupboard and glass wall allowing more light to flow through the space.

#### Dining room

13' 7" x 18' 10" (4.14m x 5.75m)

A stunning period formal dining room has oak paneled walls, Inglenook open brick fireplace and deep wood paneled wood sash bay window. Christmas's would never be the same after having it here! The room has solid wood floor, plate rail with white decor over, a wood beamed ceiling has chandelier light over and there is are three radiators.

#### Lounge

24' 1" x 14' 11" (7.33m x 4.55m)

Expertly extended the formal lounge has stunning curved ceiling with two large ceiling roses with chandeliers. The room has huge wood sash windows to two sides with wood French doors to the front crazy paved patio. The room has beige carpet, white marble fireplace with black granite hearth and open cast iron fire. Complimentary cream decor covers the walls with decorative plaster. There are three heating radiators.

#### Kitchen dining room

18' 6" x 23' 0" (5.63m x 7.00m)

A large L shaped kitchen dining room has a generous range of cream wall and base units to three sides with black polished granite work tops over. The kitchen has integral fridge and dishwasher, space for large Rangemaster cooker, one and a half contemporary composite sink drainer, white tiled splash back with cream decor, grey and brown slate effect tiled floor, space for dining table with window and French doors to the Orangery and door and window out to the patio.

#### Living room

14' 9" x 13' 2" (4.50m x 4.01m)

Open plan to the kitchen living area to complete a superb space the living room is an every day room with two sash windows to two sides with blinds, grey and brown slate tiled floor, cream decor to coving, radiator and five down lights.

#### Orangery

14' 2" x 16' 1" (4.31m x 4.89m)

A super brick based orangery has double glazed wood windows over on all sides with a central lantern style square window to its centre with opening vented windows. wood wicker style blinds are fitted on all sides and the ceiling to create a very English looking extension. The floor has been laid to tile with timber French doors to the patio area. The Orangery has separate electrical heating system with two radiators.

**Utility room**

13' 6" x 7' 10" (4.11m x 2.39m)

A large utility the size of many peoples kitchens has a range of light wood wall and base units to two sides with uPVC window to the side. The room has sink drainer, space for fridge freezer, cream decor, window back into the rear lobby, tiled floor, radiator and ceiling light.

**Boiler room**

9' 3" x 5' 7" (2.83m x 1.70m)

The boiler room does exactly what it says on the tin and is also a good place to dry clothes. The room has painted floor and walls with window to the rear.

**Rear lobby**

9' 6" x 5' 9" (2.90m x 1.76m)

With grey and brown tiled floor, uPVC door and two windows plus pendant light.

**Outbuilding 1**

4' 9" x 7' 11" (1.45m x 2.42m)

Currently a log store with timber door and pendant light.

**Outbuilding 2**

4' 6" x 7' 11" (1.37m x 2.41m)

General storage cupboard with pendant light and timber door.

**Stable tack room**

13' 11" x 6' 0" (4.24m x 1.82m)

Formerly the stable tack room, this room is attached to the former stables and has vaulted ceiling with wood window to the side and timber door. The room has a formerly used fireplace. This room makes an interesting room for conversion to some new use.

**Cloakroom**

4' 0" x 4' 11" (1.21m x 1.49m)

The cloakroom has white WC and sink with white tiled splash backs, there is a blue tiled floor, pendant light, extractor and chrome towel radiator.

**Stairs and landing**

The stairs turn 180 degrees to the landing which has two pendant lights, radiator and large storage cupboard with uPVC window. Both areas have cream and white decor with picture rail and brown carpet.

**Bedroom One**

14' 5" x 15' 5" (4.39m x 4.71m)

A large double room with fitted wardrobes has a dual aspect of windows with sash uPVC window to the front and floating triangular uPVC bay to the side. The room has wood laminate floor, cream decor, plate rail, pendant light and two radiators.

**Bedroom Two**

14' 4" x 15' 5" (4.38m x 4.70m)

The second bedroom is a mirror of bedroom one with two windows, fitted wardrobes, cream decor, beige carpet, two radiators, picture rail and pendant light.

**Bedroom Three**

12' 6" x 9' 11" (3.81m x 3.01m)

A third double bedroom has uPVC window to the side with blind, cream decor with picture rail, wood laminate flooring, pendant light and radiator. The room has a full wall of mirror wardrobes fitted to one end.

**Bedroom Four**

18' 4" x 7' 9" (5.59m x 2.35m)

The fourth double bedroom has two uPVC windows, one to each side with blinds, blue decor to coving, brown carpet, two ceiling lights and radiator.

**Family Bathroom**

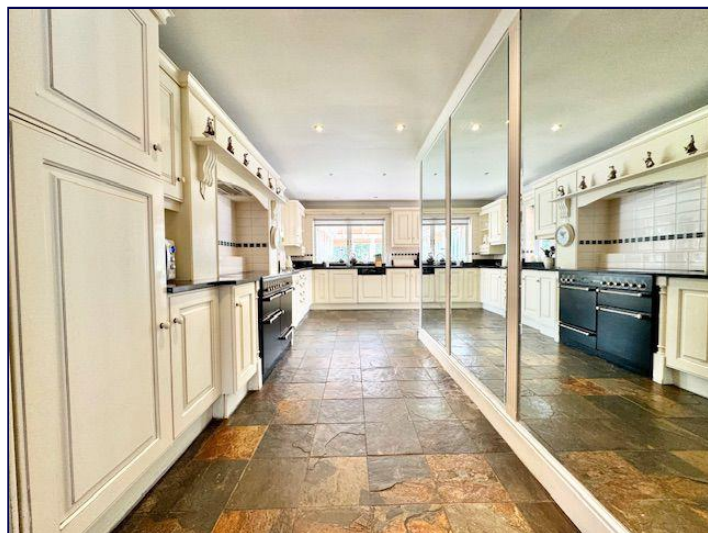
14' 2" x 13' 7" (4.31m x 4.13m)

A huge 18m2 family bathroom fits in with the grandeur of this property and has an elegant patterned suite with WC, Bidet, double sink and sunken jacuzzi bath with vanity storage. The room also has a separate shower cubicle with splash back tiling., The room has two uPVC frosted windows, green splash back tiling, wood effect vinyl; floor, cream decor, two radiators and two pendant lights plus gold towel rail.

**Bathroom Two**

8' 10" x 8' 10" (2.70m x 2.70m)

The second bathroom room has a large shower with vanity sink and WC, there are two uPVC frosted windows, grey tiled floor, cream tiled walls, shaver point and chrome towel radiator.





**Double garage**

14' 1" x 29' 6" (4.30m x 9.00m)

Converted from the former stable block the large double garage has two up and over metal electric doors with side timber door to service alley way that goes around the back of the garage.

**Rear and side garden and patio**

The side and rear gardens are split from the front by a temporary boundary that retains the family pet however would flow without that necessity. The space in its current layout is in abundance anyway with manicured and edged lawns bordering neat well maintained crazy paved paths with soil and blue slate borders. The boundaries are established mature trees and well fixed tall timber fencing. In front of the Orangery is a large crazy paved patio area with gravel edging which enjoys good exposure to the sun and is perfect for outdoor entertaining.

**Front garden**

The front garden has a further crazy paved patio area, leading onto neat well maintained lawn with a raised timber decked platform neatly tucked under one of the mature trees. The property has fence and natural boundaries to the neighbours giving an excellent degree of privacy.

**Side garden and parking area**

The approach to the property is a tarmac apron with tall secure electric metal gates. A long tarmac shared driveway passes mature

well stocked mature borders to the property which has a large amount of tarmac parking leading to the garages. The front has a variety of mature bushes that present the front to a high standard and is the picture we have used as the main picture.



**Tenure**

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

**Services**

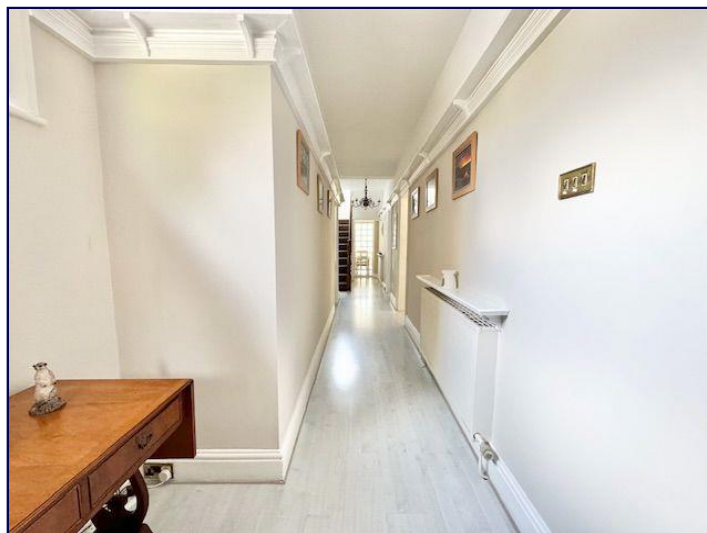
All mains services are understood to be connected, however  
Crofts have not inspected or tested any of the services or service  
installations & purchasers should rely on their own survey.

**Viewings**

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

**Council Tax Information**

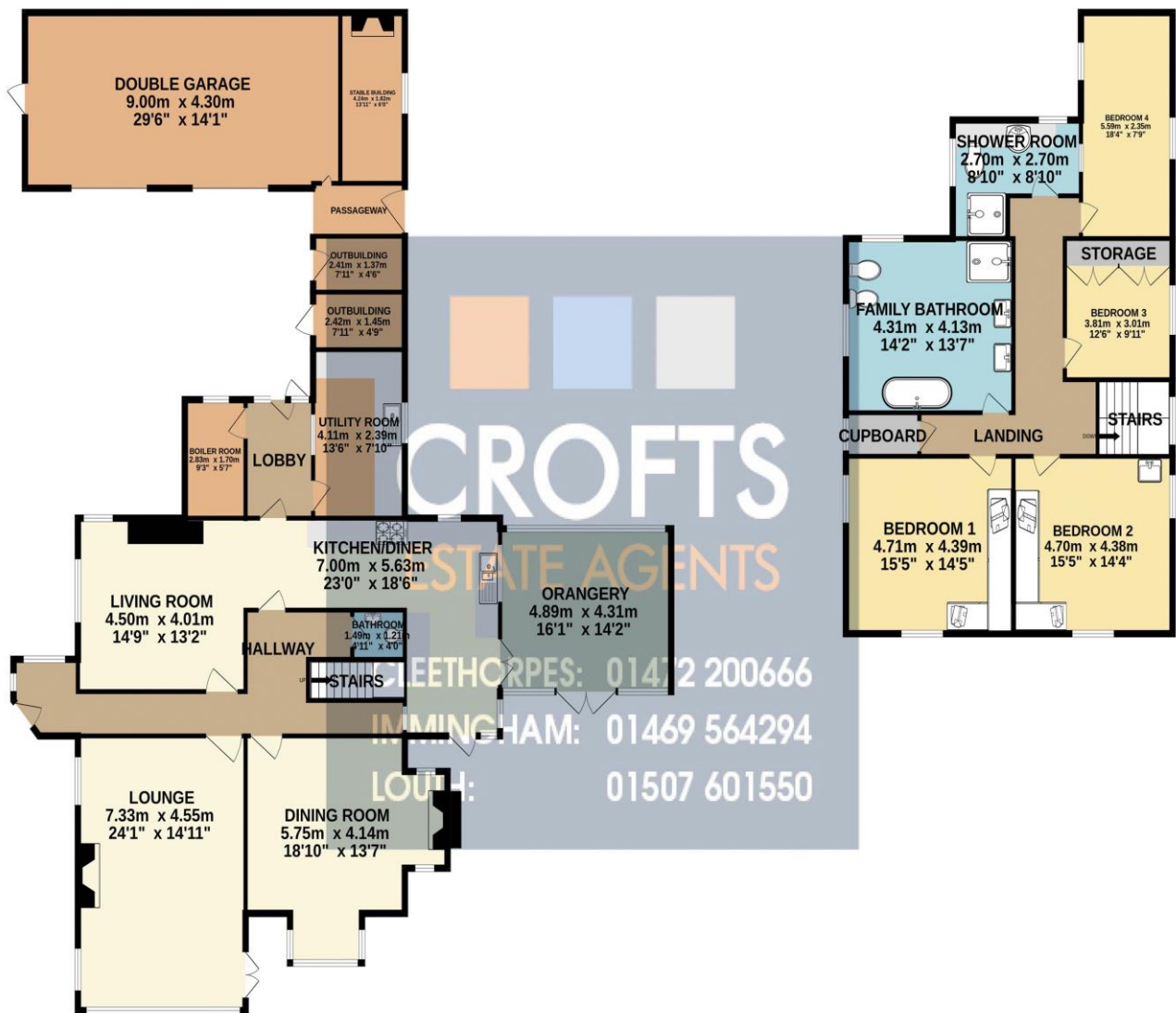
Band G: To confirm council tax banding for this property please  
view the website [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)



**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)





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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