



CROFTS ESTATE AGENTS

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



41b Humberston Avenue
Humberston
DN36 4SS

Offers in the Region Of
£549,950

Coming to the market with NO FORWARD CHAIN is this fantastic NEW BUILD FIVE BEDROOM detached house set on a 0.16 acre plot. Accessed down a private gravel road that serves only two houses, this property offers deceptively large accommodation over two floors. The property briefly comprises vaulted entrance hall, cloakroom, snug/fifth bedroom, large lounge, open plan kitchen diner living room, utility room, bedroom and en suite shower room to the ground floor, stairs and landing then lead on to the upstairs rooms which consist of main bedroom with en suite shower room, two further double bedrooms and family bathroom with shower over the bath. The property offers good sized gardens to the front rear and sides which is laid to lush lawn and has block paved paths and two separate patios area and pagoda. As well as the integral large single garage off road parking is catered for with large tarmac

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Entrance hall

18' 1" x 7' 2" (5.52m x 2.19m)

Spacious entrance hall with uPVC composite front door. Inside there is a vaulted ceiling with stairs to first floor, white walls, grey tiled floor and storage cupboard.

Cloakroom

4' 1" x 5' 9" (1.25m x 1.76m)

Matching white WC and vanity sink with splash back tiling, white decor, down light, radiator and tiled floor.

Lounge

20' 5" x 13' 2" (6.23m x 4.02m)

Spacious lounge with two uPVC windows to the front, two radiators and pendant light.

Bedroom Five / Snug

9' 11" x 8' 9" (3.03m x 2.66m)

Either of the above can apply to this flexible room which has uPVC window to the front, radiator and pendant light.

Bedroom One

19' 2" x 13' 4" (5.83m x 4.06m)

Large main bedroom with three Velux windows, pendant light radiator and eaves storage.

Kitchen breakfast living room

13' 7" x 34' 3" (4.15m x 10.45m)

Large spacious room running the width of the property with bi folding doors and uPVC window to the rear. The room has fully fitted pebble grey kitchen with light work tops over to one end with appliances included plus breakfast bar. There are pendant and down lights, two vertical grey radiators and fully tiled grey floor.

Utility

10' 10" x 6' 1" (3.31m x 1.85m)

With matching kitchen units and work top as the kitchen the utility has plumbing and space for washing machine and dryer with uPVC frosted door to the rear and uPVC window to the side, grey tiled floor, white walls, radiator, integral door to garage and sink drainer.

En suite bedroom Two

0' 0" x 0' 0" (0m x 0m)

Corner shower unit with glass screen and door, vanity sink and WC, chrome rad and splash back tiling, white decor and white tiled floor.

Bedroom Two

12' 8" x 10' 2" (3.86m x 3.11m)

On the ground floor the second bedroom has uPVC window, radiator and pendant light.

Bedroom Three

8' 1" x 16' 2" (2.47m x 4.94m)

Large bedroom with two Velux windows, pendant light, radiator and eaves storage.

Stairs and landing

Stairs lead to vaulted landing.

En suite Bedroom one

7' 0" x 6' 0" (2.14m x 1.84m)

With large walk in corner shower with vanity sink and WC, splash back tiling and tiled floors. Velux window, white decor and chrome towel rad.

Bedroom Four

10' 7" x 11' 1" (3.22m x 3.37m)

A fourth double room has Velux window, pendant light and radiator plus eaves storage.

Garage and parking

20' 6" x 13' 0" (6.25m x 3.96m)

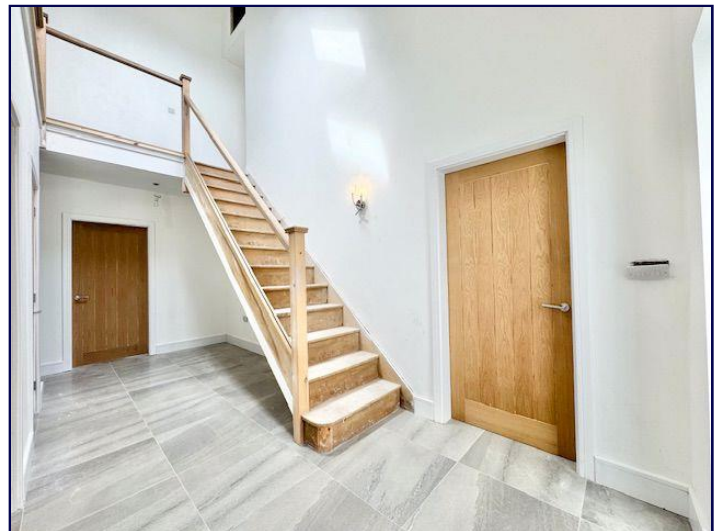
Large garage with up and over door, power light and integral door. Tarmac drive with space for four cars and or caravan or camper etc.

Rear and side garden

Lush lawn is laid to both side and front with block paved edging. There are two patio areas to the back, one to the back of the house and one to the corner with Pagoda over. The garden has thick mature hedge to the back and new feather board timber fencing to both sides.

Front garden

The front garden is laid to grass with slab path to the front door that carries on around the house. There is an open driveway and well constructed wall and pillars to the front.



Tenure

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

Services

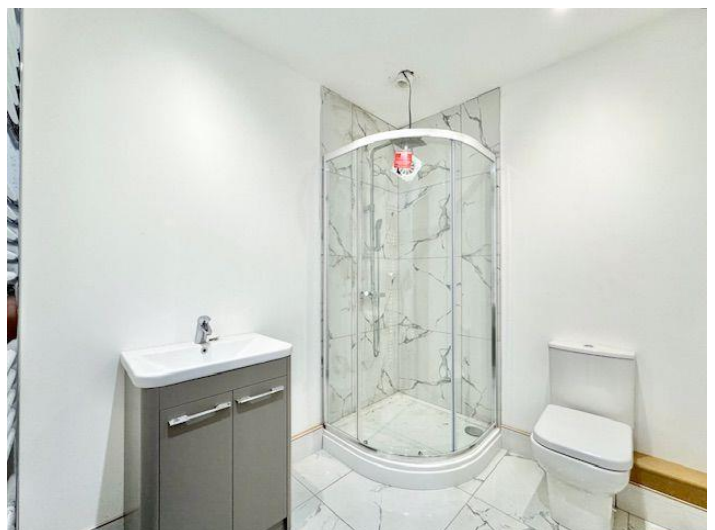
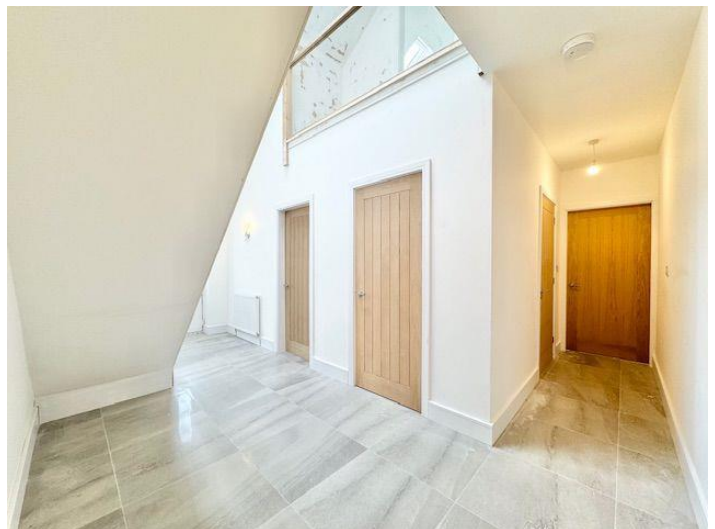
All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

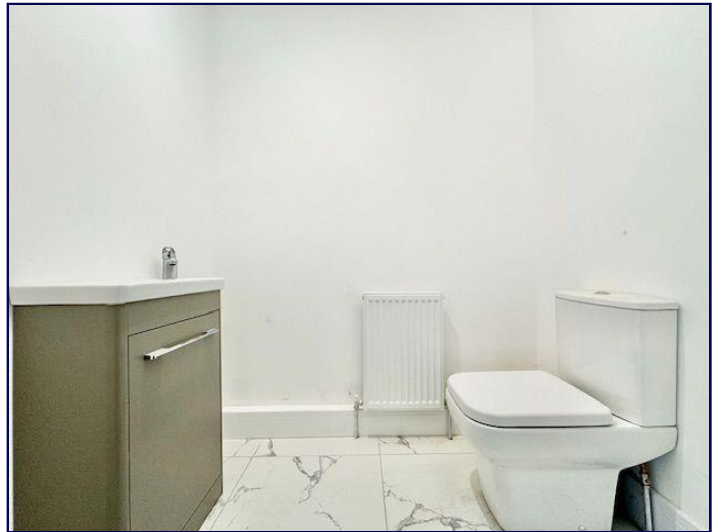
Viewings

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

Council Tax Information

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



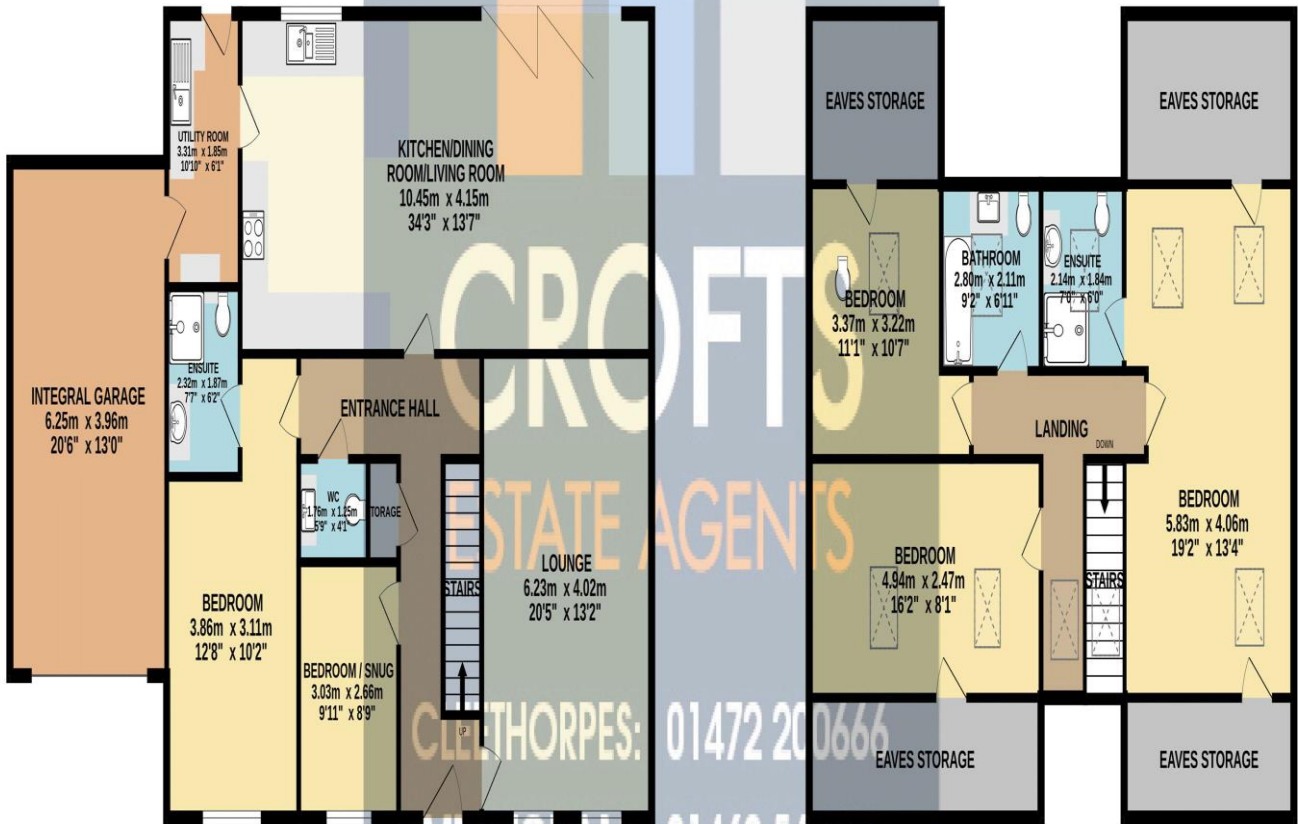


OPEN 7 DAYS A WEEK

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
144.6 sq.m. (1557 sq.ft.) approx.

1ST FLOOR
107.2 sq.m. (1154 sq.ft.) approx.



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TOTAL FLOOR AREA : 251.8 sq.m. (2711 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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