



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

CLEETHORPES
01472 200666

IMMINGHAM
01469 564294

LOUTH
01507 601550

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



Clubhouse Way

Humberston
DN36 4ZP

£416,500

We are delighted to present to the market this superb FIVE BEDROOM detached family home found within this highly popular and sought after new development located off from Humberston Avenue. The property sits on a larger than average plot with a attractive landscaped rear garden ideal for the family market. Only by viewing can you truly appreciate both the quality and space this stunning home offers. The accommodation comprises welcoming hallway with central staircase, cloakroom, well proportioned living room, study/playroom, living/dining kitchen and utility to the ground floor. To the first floor you have the landing, family bathroom and FIVE bedrooms, four of which are doubles, with the principle bedroom having ensuite bathroom. To the front the property is open plan with a driveway leading to the double garage. The rear garden is one of the properties many selling points and has been designed with the family market and entertainment in mind. with

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham :

Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk



Entrance Hallway

Offering two uPVC double glazed windows and composite entrance door to the front elevation. Central heating radiator. Storage cupboard. Central staircase leading to the first floor. Quality LVT flooring as found throughout the property.

Cloakroom

Equipped with a pedestal wash hand basin and close coupled w.c, Splashback tiling. Central heating radiator. Down lighting and fitted extractor fan.

Study/Playroom/Dining

8' 5" x 12' 10" (2.560m x 3.916m)

A versatile room offering a multitude of uses and offering two uPVC double glazed windows to the front elevation. Central heating radiator.

Lounge

23' 3" x 12' 9" (7.083m x 3.883m)

Neutrally presented this lovely sized living room has two uPVC double glazed windows to the front elevation and uPVC double glazed French doors to the rear. Two central heating radiators.

Kitchen/Dining/Living

14' 2" x 24' 0" (4.317m x 7.308m) L shaped maximums

One of the selling points to this lovely home has to be that of the open plan kitchen / dining living space with windows and doors overlooking the rear garden. The kitchen area offers an excellent array of fitted wall and base units with complementary quartz work surfacing over with inset sink. Integrated double oven and four ring gas hob with brushed steel chimney extractor over. Integrated dishwasher. Space to accommodate an American styled fridge freezer. Down lighting to the ceiling. The dining living space is neutrally decorated and has the central heating radiator along with the French doors to the garden.

Utility

5' 4" x 9' 8" (1.635m x 2.952m)

Offering composite entrance door to the side elevation, the utility room has a range of wall and base units with contrasting roll edged work surfacing with inset one and a half sink and drainer. Plumbing for a washing machine and space for a dryer. Ideal logic gas boiler.

First Floor Landing

Offering storage cupboard. Loft access to the ceiling. Central heating radiator.

Bedroom One

13' 11" x 12' 11" (4.241m x 3.937m)

Pleasantly presented and offering two uPVC double glazed windows to the front elevation. Fitted wardrobes. Central heating radiator.

Ensuite to Bedroom One

9' 0" x 5' 7" (2.734m x 1.707m)

Fitted with a panelled bath, pedestal wash hand basin, close coupled w.c and shower cubicle. Splashback tiling. Down lighting. Fitted extractor. Chrome towel radiator.

Bedroom Two

12' 2" x 12' 11" (3.698m x 3.936m)

Two uPVC double glazed windows to the front elevation. Central heating radiator. Fitted wardrobe.

Bedroom Three

10' 10" x 12' 11" (3.298m x 3.936m)

uPVC double glazed window to the rear elevation. Central heating radiator.

Bedroom Four

9' 11" x 10' 9" (3.014m x 3.277m)

uPVC double glazed window to the rear elevation. Central heating radiator.

Bedroom Five

9' 0" x 7' 0" (2.754m x 2.143m)

uPVC double glazed window to the rear elevation. Central heating radiator.

Bathroom

5' 7" x 10' 10" (1.69m x 3.30m)

A four piece bathroom comprising of a panelled bath, pedestal wash hand basin, close coupled w.c and a shower cubicle. Fitted extractor. Tiled splashback. Central heating radiator.

Outside

Set upon this larger than average plot than normally found upon this development the front garden is open plan styled with lawn with shrubbed border and having central path. Driveway with double detached garage. The rear garden is a delight and ideal for those that like to entertain from home and has a large patio area, lawn with established flower bed running across the rear and finally a pergola with space to accommodate a hot tub area or similar and eating / seating area.

Tenure

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

Services

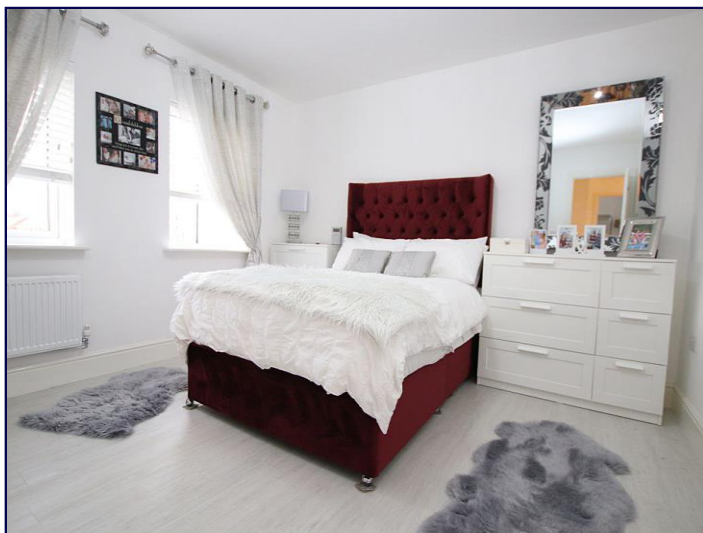
All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

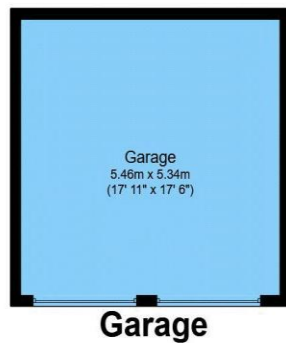
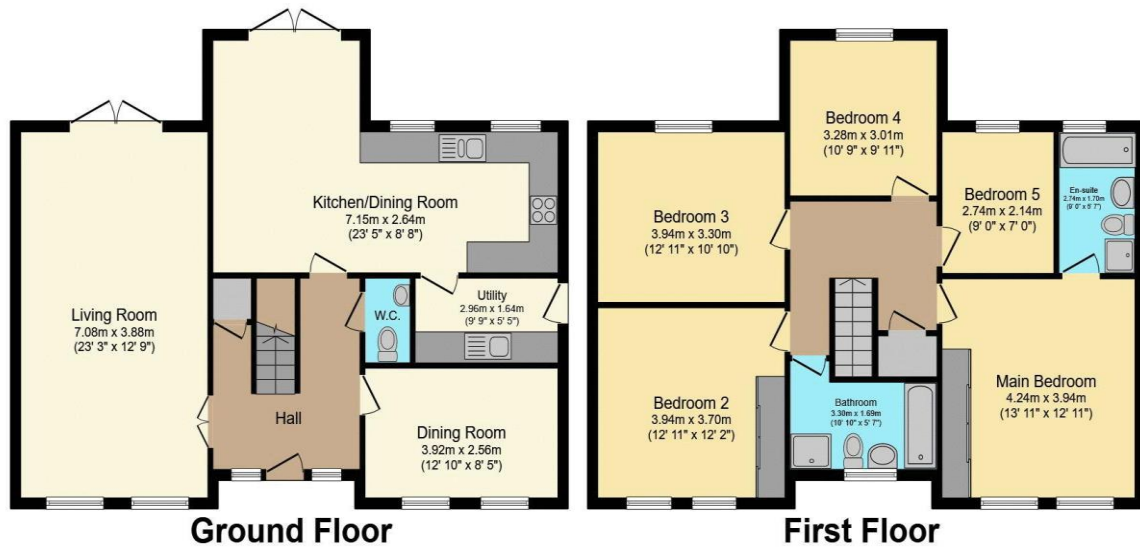
Viewings

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

Council Tax Information

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





Total floor area 193.5 sq.m. (2,083 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).