



# CROFTS ESTATE AGENTS

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



## Field House Road

Humberston  
DN36 4TS

Offers in the Region Of  
£238,500

Stunning and immaculately presented to the market is this beautiful three bedroom semi detached bungalow. Recently (within the last 18 months) this superb retirement property has undergone a dramatic improvement with not only a gorgeous new fully fitted kitchen, but a complete new bathroom and new combination boiler. The property occupies a generous 0.11 acre plot and is not only a delight on the inside but outside it enjoys extensive off road parking to the front for multiple cars or caravan and long drive to the garage at the bottom of the south facing, private rear gardens which are also beautifully presented with lawn, timber summer house and newly laid patio. The property is also situated close to amenities, transport links, schools and local parks.

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### Entrance hall

23' 0" x 6' 4" (7.02m x 1.94m)

A large entrance hall has new composite frosted front door with two side windows to drag in more light. The hall has wood laminate flooring, white decor, radiator and two ceiling lights.

### Lounge

13' 11" x 10' 11" (4.24m x 3.33m)

The lounge is open plan to the dining area and has ornate fireplace with grey marble inset and hearth with electric fire, ornate coving and ceiling rose with pendant light. grey carpet, white decor, radiator and uPVC window to the front with fitted blinds.

### Dining room

9' 5" x 10' 11" (2.87m x 3.34m)

Open plan from the lounge the dining room is a good size and has full length window and sliding door to the rear patio, ornate coving and ceiling rose with pendant light, white decor, grey carpet and radiator.

### Kitchen

10' 5" x 10' 0" (3.17m x 3.06m)

A stunning new matte grey fitted kitchen has wall and base units to all sides with grey marble effect work top and white ceramic sink drainer over, integral appliances including induction hob with extractor over, oven grill and washing machine with space for tall

fridge freezer, uPVC window and door to the rear with fitted blinds, grey tile effect vinyl flooring, white decor and ceiling light.

### Bedroom One

10' 8" x 10' 11" (3.25m x 3.34m)

The larger of the two ground floor bedrooms has white decor, light brown carpet, uPVC bay window with blind, two radiator and fitted wardrobes.

### Bedroom Two

10' 10" x 10' 11" (3.31m x 3.34m)

The first floor bedroom takes a double bed with some limited headroom and has two Velux windows to the rear, white decor, light brown decor, radiator, two down lights and eaves storage.

### Bedroom Three

6' 11" x 11' 1" (2.12m x 3.37m)

A second ground floor bedroom is a single room with white decor, beige carpet, radiator, pendant light and uPVC window to the side with blind.

### Family Bathroom

5' 9" x 6' 11" (1.74m x 2.12m)

A beautiful new bathroom has matching white three piece suite with shower over bath having folding glass shower screen, the walls have a tiled aqua board covering, grey tiled floor, frost uPVC window with blind, chrome towel radiator and ceiling light.

### Shower room

8' 2" x 2' 7" (2.48m x 0.80m)

The first floor bedroom could almost say its got an en suite with this shower room across the small hall. The room has shower cubicle with door, white matching sink and WC all with white and grey splash back tiling, extractor, down light and a cloudy vinyl floor.

### Front garden

A immaculate front garden area has neat borders and lawn all well stocked with bushes and flowering plants with picket style fence to the front. a concrete path returns from the driveway to the front door.

### Rear garden

The rear garden has a newly laid patio to the back of the house with neat lawn and raised well stocked borders to the left with fencing to the perimeter. At the bottom of the garden there is a new summer house with full power from newly installed armoured cable. Outside the summer house there is a second smaller patio area with raised borders.

### Driveway and Garage

20' 1" x 9' 0" (6.12m x 2.74m)

An extensive driveway and parking area at this property starts with an open front driveway from the front leading to double gates which subsequently open to a full length concrete driveway to the garage which is at the back of the garden. The front driveway also extends to the side to provide extra parking for something like a camper van or caravan if required size dependant. The garage is a concert sectional garage with corrugated roof but is clad to the front is timber to match the summer house.

### 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.

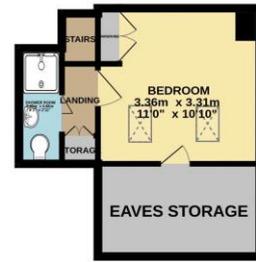
### Council Tax Information

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



GROUND FLOOR  
92.1 sq.m. (992 sq.ft.) approx.

1ST FLOOR  
21.9 sq.m. (236 sq.ft.) approx.



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TOTAL FLOOR AREA : 114.1 sq.m. (1228 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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