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Humberstone Road

Grimsby
DN32 8DP

Offers in Excess of £170,000

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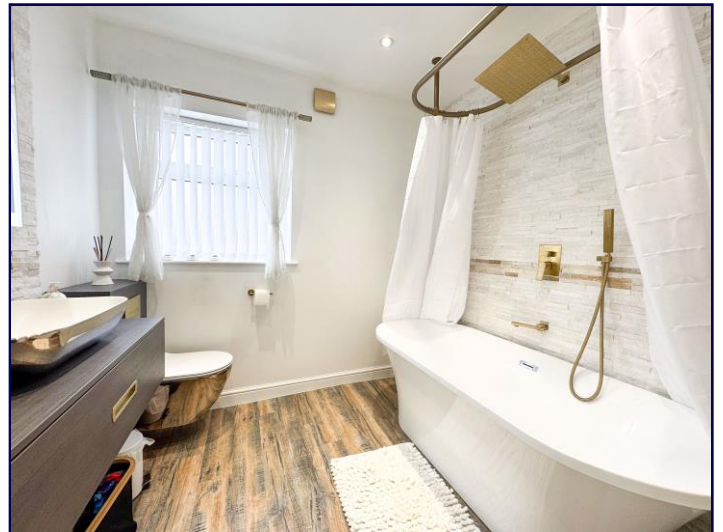
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Property Introduction

A rare opportunity to acquire this substantial end terrace property on the ever-popular Humberstone Road, ideally suited to a growing family seeking space, style, and convenience. The current owners have spared no expense in transforming this home into a beautifully presented and superbly finished residence throughout, blending traditional character with high-quality modern touches. Set on a generous corner plot, the property boasts low-maintenance gardens to the front, side and rear, offering plenty of outdoor space without the upkeep. A garage provides secure off-road parking or useful storage. Inside, the accommodation is spacious and thoughtfully arranged. The ground floor comprises a welcoming entrance hall, a bright and stylish lounge, a separate sitting room, and a stunning kitchen-diner – the true heart of the home – perfect for family life and entertaining. A modern ground floor WC adds extra practicality. Upstairs, the first floor offers four well-proportioned bedrooms, ideal for a family or those needing a home office, alongside a smart and contemporary family bathroom. Located close to local schools, shops and transport links, this home is move-in ready and not to be missed. Whether you're upsizing or looking for your forever family home, this property ticks all the boxes. Early viewing is highly recommended to fully appreciate the space, finish and lifestyle on offer.

Entrance Hall

Entering through the porch into the hallway reveals a radiator and laminate flooring.

Lounge

13' 9" x 10' 5" (4.18m x 3.18m)

The lounge has a bay window to the front elevation, coving to the ceiling, a radiator and a carpeted floor.

Sitting Room

13' 11" x 14' 1" (4.24m x 4.30m)

The sitting room has a bay window with window seat with storage to the side elevation, coving to the ceiling, a radiator and laminate flooring.

Kitchen/Diner

27' 2" x 10' 2" (8.28m x 3.10m)

The kitchen-diner has a bay window to the side elevation, window to the rear and door to the side elevation, two radiators and a tiled floor. There is also a superb range of fitted units with plenty of counter space and also an Island with breakfast bar and storage. There is also a sink, plumbing for both a washing machine and dish washer and a wine fridge. There is also a good space for a dining table or sofa.

WC

2' 4" x 4' 4" (0.71m x 1.32m)

The WC has an opaque window to the side elevation, a heated towel rail, tiled floor, WC and basin.

First Floor Landing

The first floor landing has a carpeted floor and built in cupboard.

Bedroom One

13' 9" x 14' 0" (4.19m x 4.27m)

Bedroom one has two windows to the front elevation, radiator and a carpeted floor.

Bedroom Two

12' 8" x 8' 9" (3.86m x 2.66m)

Bedroom two has a window to the side elevation, radiator and a carpeted floor.

Bedroom Three

10' 1" x 10' 1" (3.08m x 3.07m)

Bedroom three has a window to the rear elevation, radiator and laminate flooring. There is also a built in cupboard.

Bedroom Four

8' 0" x 7' 2" (2.43m x 2.19m)

Bedroom four has a window to the side elevation, radiator and a carpeted floor.

Bathroom

8' 1" x 7' 2" (2.46m x 2.19m)

The bathroom has an opaque window to the side elevation, a heated towel rail, complimentary tiling and vinyl flooring. There is also a superb suite with a WC, vanity basin and a free standing bath with a mains shower over.

Garage

10' 6" x 16' 2" (3.21m x 4.92m)

The garage has an up and over door, double doors and a window to the side and electrics.

Outside

Positioned on the corner of the street with low maintenance gardens to the front, side and rear, accessed through gates to the front and side.

Tenure

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

Services

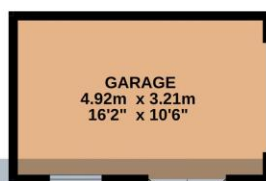
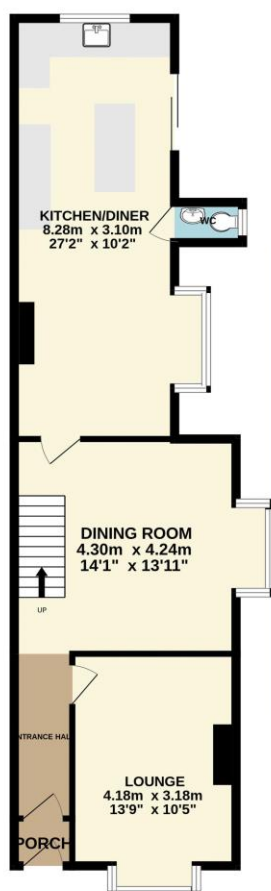
All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Broadband and Telecom Communications

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.



GROUND FLOOR
81.1 sq.m. (873 sq.ft.) approx.



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1ST FLOOR
59.6 sq.m. (642 sq.ft.) approx.



TOTAL FLOOR AREA: 140.7 sq.m. (1515 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		81 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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