

Buy. Sell. Rent. Let.



St Lukes Grove, Humberston



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When it comes to
property it must be


lovelle



£295,000



Introducing a magnificent, newly constructed semi-detached bungalow that embodies the essence of modern living.

Key Features

- Stunning Brand New Bungalow
- Underfloor Heating
- Modern Living Kitchen with Bi-Fold Doors
- Three Bedrooms
- Detached Garage
- Unique Opportunity
- EPC rating TBC
- Tenure: Freehold



Introducing a magnificent, newly constructed semi-detached bungalow that embodies the essence of modern living. Nestled in a well-established neighbourhood, just off the charming Church Avenue in Humberston, this stunning residence stands as a testament to contemporary design and convenience. Prominently situated on the corner of Stephen Crescent and St. Lukes Grove, this property offers a lifestyle of both tranquillity and accessibility.

Upon entering the property, you are greeted by a lovely hallway with a double cupboard, perfect for shoes and coats. Designed to maximize space and natural light, this bungalow offers an exceptional living experience.

The heart of this home is the extraordinary Living Kitchen, undoubtedly the signature room of the house. This captivating space features bifold doors that seamlessly connect the indoors with the outdoors, leading to the garden. The high vaulted ceiling is adorned with four Velux roof windows, allowing sunlight to pour in throughout the day. This room serves as a versatile living area with ample space for dining and relaxation. The contemporary kitchen will be outfitted with a range of stylish units and top-quality appliances, ensuring both functionality and aesthetics. An island unit will house the hob, complete with an extractor above, and a convenient breakfast bar.

This beautiful home offers three generously sized bedrooms, each with the flexibility to adapt to alternative uses. The bathroom will be equipped with a pristine white suite, featuring a shaped shower bath with a mixer shower above, a semi-recessed wash basin, and a concealed cistern W.C.

The exterior of the property is as impressive as its interior. The gardens will be meticulously turfed, creating a serene outdoor oasis. Additionally, a Garage with an electric door is currently under construction, offering secure parking and extra storage space. The outer boundary of the property is enhanced by charming Lincolnshire style fencing, adding character to the landscape.

Early buyers of this exquisite property will have the unique opportunity to personalise their space. Choices regarding kitchen unit colours, decor, and finishes will be available, allowing you to tailor this home to your unique tastes. The property will also be equipped with high-quality LVT flooring or similar throughout, combining style with practicality.

In summary, this property represents a truly exceptional opportunity for those seeking modern living in a well-established and desirable location. Don't miss the chance to make this stunning bungalow your own, and arrange a viewing to experience its true beauty firsthand.

Please note that the internal photographs within this brochure showcase the interior of the adjoining property, which is in a further advanced stage of construction. This property offers a similar level of quality and craftsmanship.

Living Kitchen

7.16m x 4.50m (23'6" x 14'10")

Bedroom One

3.71m x 3.56m (12'2" x 11'8")

Bedroom Two

3.53m x 2.69m (11'7" x 8'10")

Bedroom Three

3.05m x 2.69m (10'0" x 8'10")

Bathroom

2.24m x 2.21m (7'4" x 7'4")

Council Tax Information

The Council Tax Band for this property is TBC. This information was obtained in July 2023 and is for guidance purposes only. Purchasers should be aware that the banding of the property could change if information is brought to light that makes it clear to the Valuation Office Agency that an error was made with the original allocation.

Additionally, there may be circumstances when the Council Tax can be altered on change of ownership.' All interested parties are advised to make their own enquiries. See www.gov.uk/council-tax-bands

Services

All mains services are led to be available or connected subject to the statutory regulations. We have not tested any heating systems, fixtures, appliances or services.

Mortgage & Solicitors

Lovelle Estate Agency and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee if you use their services.

Viewing

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01472 812250.

We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

How To Make an Offer

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <https://www.lovelle.co.uk/privacy-policy/> and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

Energy Performance Information

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

Agents Note

0.00m x 0.00m (0'0" x 0'0")

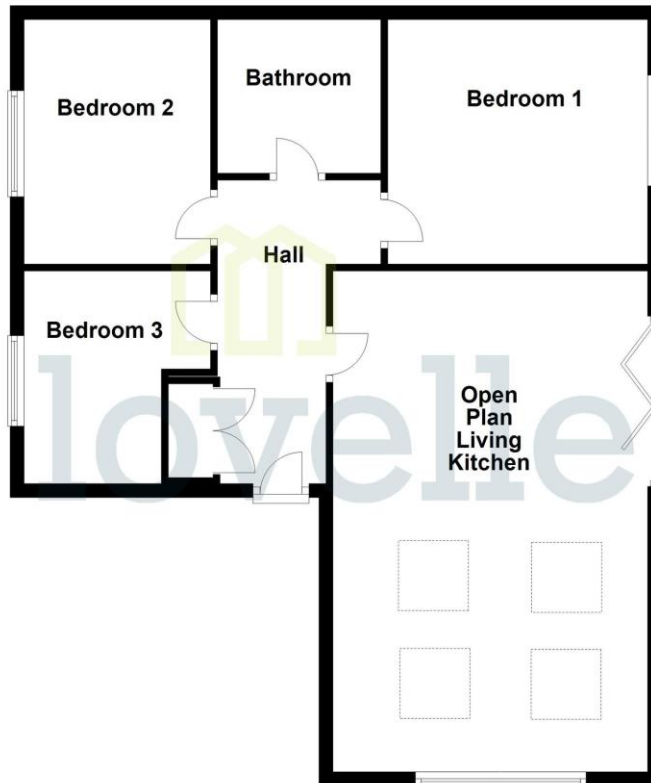
These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:-

They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property.

These particulars do not form part of any contract and must not be relied upon as statements or representation of fact.

All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

Floor Plan



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lovelle

01472 812250

humberston@lovelle.co.uk

