

Buy. Sell. Rent. Let.



Tetney Road, Humberston



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When it comes to
property it must be


lovelle



£325,000



Lovelle is delighted to introduce this spacious detached dormer bungalow, situated on an expansive corner plot that exceeds the average size.

Key Features

- NO CHAIN
- COSY LOUNGE
- CORNER PLOT
- THREE BEDROOMS
- IMMACULATELY PRESENTED
- LARGE DRIVE
- OPEN PLAN KITCHEN LIVING DINER
- SPACIOUS GARAGE
- UTILITY ROOM & WC
- EPC Rating: D Tenure: Freehold





Lovelle is delighted to introduce this spacious detached dormer bungalow, situated on an expansive corner plot that exceeds the average size. Conveniently located in close proximity to the highly-regarded Humberston Academy, local primary schools, and various shopping amenities, this property offers a truly enticing opportunity.

Upon entering the ground floor, one is immediately struck by the generous living spaces. The welcoming and well-lit lounge is graced with French doors that lead to the rear garden, along with two additional windows, ensuring an abundance of natural light. The room is thoughtfully centered around an elegant feature fire surround, creating a cosy and inviting atmosphere. Furthermore, an open-plan living, dining, and kitchen area serves as the heart of the home. The kitchen boasts a comprehensive range of wall and base cabinets, complete with built-in oven, microwave, and a gas hob positioned on a sleek stainless steel base. The kitchen seamlessly flows into a charming dining and sitting area, complemented by a charming log burner. Adding to the convenience, there is a utility room and a separate WC. Rounding out the ground floor are two generously sized double bedrooms and a bathroom furnished with a three-piece suite. To the first floor, is the master bedroom with a large storage/wardrobe space.

The outdoor spaces of this property are a standout feature, with gardens enveloping the front and side of the bungalow. The expansive lawns offer both space and privacy, creating an ideal environment for outdoor activities and relaxation. Additionally, a timber summerhouse provides a serene retreat. Furthermore, the property includes a driveway that can comfortably accommodate multiple vehicles, along with access to an attached garage, making parking and storage effortless. This home combines spacious living with an abundance of outdoor possibilities, making it an exceptional find for those seeking a comfortable and inviting living environment.

Entrance Hall

4.68m x 6.01m (15.4ft x 19.7ft)

Cloakroom

2.31m x 0.94m (7.6ft x 3.1ft)

Lounge

5.56m x 3.7m (18.2ft x 12.1ft)

Dining Room

3.99m x 3.62m (13.1ft x 11.9ft)

Kitchen

3.51m x 3.48m (11.5ft x 11.4ft)

Utility

4.2m x 2.54m (13.8ft x 8.3ft)

Bedroom

4.03m x 3.78m (13.2ft x 12.4ft)

Bedroom

3.26m x 4.23m (10.7ft x 13.9ft)

Bedroom

3.49m x 2.57m (11.4ft x 8.4ft)

Bathroom

2.37m x 2.39m (7.8ft x 7.8ft)

Integral Garage

6.01m x 4.3m (19.7ft x 14.1ft)

Council Tax Information

The Council Tax Band for this property is D. This information was obtained in October 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 available or connected subject to the statutory regulations, with the exception of gas, We have not tested any heating systems, fixtures, appliances or services.

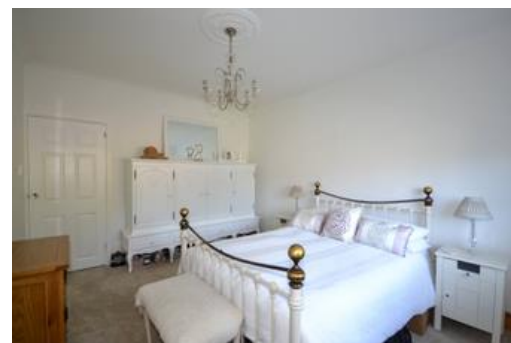
Mortgage & Solicitors

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

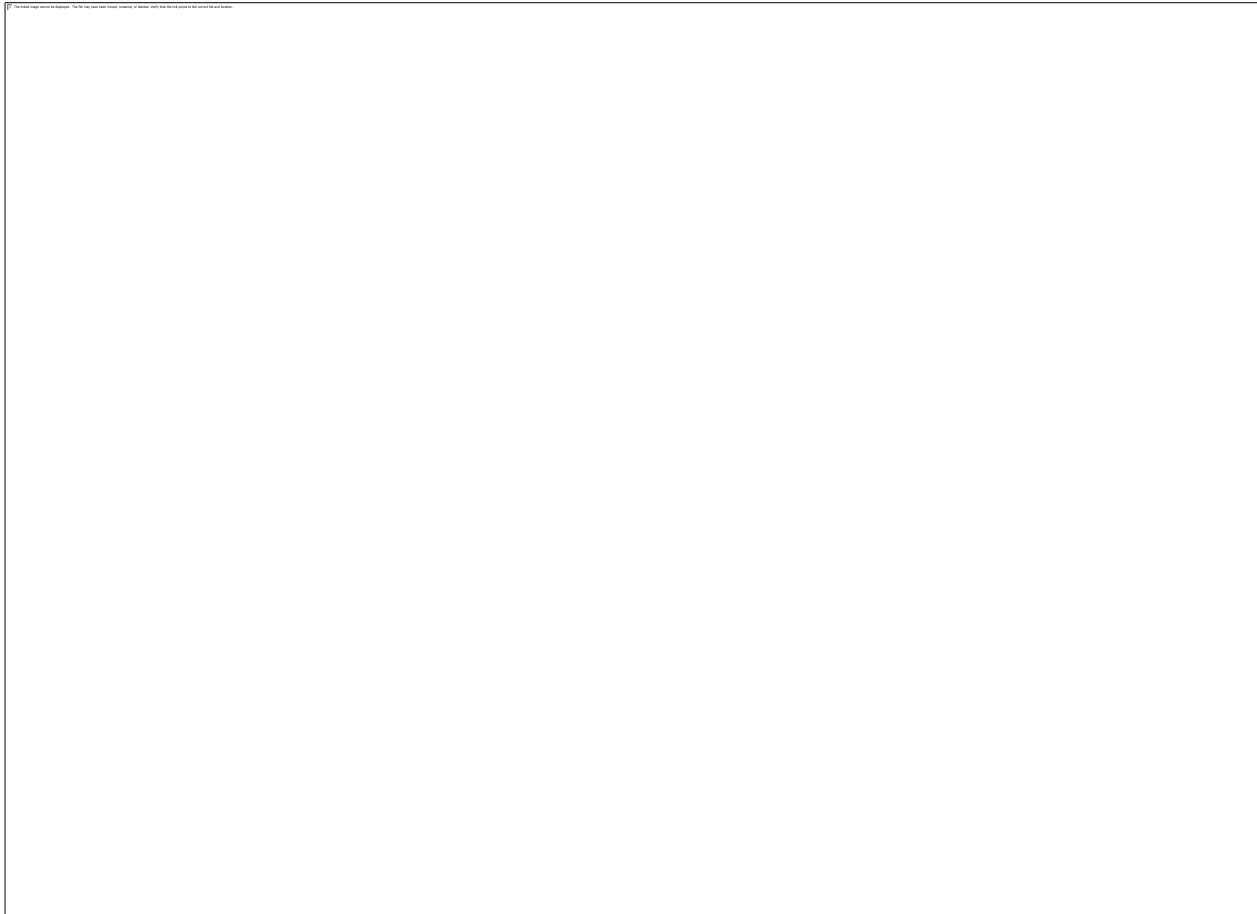
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