

Buy. Sell. Rent. Let.



Hawthorne Road, Humberston



When it comes to  
property it must be

  
**lovelle**



£207,000



Hawthorne Road presents a rare opportunity to reside in a home built to the highest standard of quality, with meticulous attention to detail and excellent design features. Embrace independent living within a community that values comfort, security, and a maintenance-free lifestyle. Your new chapter awaits at Hawthorne Road, Humberston.

#### Key Features

- Semi Detached Bungalow
- Desirable over 55's development
- Large Lounge
- Modern Kitchen/Diner
- Two Bedrooms
- Shower Room
- Rear and Front Gardens
- Parking Available
- EPC rating B
- Tenure: Freehold





Welcome to Hawthorne Road, Humberston, an exclusive address within the esteemed 'Carrington Gardens' development, just off Humberston Avenue. Nestled in a tranquil and picturesque setting, this lovely semi-detached bungalow offers a unique opportunity for independent living tailored to the needs of those over 55.

Upon entering this high-specification property, you are greeted by an inviting entrance hallway adorned with ample storage options. The heart of the home is the large rear-facing sitting room, featuring a patio door that opens onto a beautifully landscaped garden. This well-designed outdoor space provides a private retreat for residents to enjoy. The kitchen-dining room boasts a contemporary design and a range of high-quality units. Integrated 'Neff' appliances elevate the cooking experience, creating a seamless blend of style and functionality.

The accommodation is further enhanced by two generously sized double bedrooms, providing comfortable and private spaces and the modern and luxurious shower room, complete with complimentary tiling, adds a touch of sophistication.

As part of the Carrington Gardens development, residents enjoy the peace of mind that comes with a secure and supportive environment. External repairs and garden maintenance are expertly managed, allowing residents to focus on the finer things in life.

Beyond the private residence, the development offers exclusive access to a clubhouse that features a spacious lounge, an orangery, and a high-specification kitchen. This communal space is perfect for socialising with fellow residents or entertaining family and friends. Fully equipped guest facilities are available, ensuring a warm welcome for visitors.

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### Entrance Hall

4.89m x 1.31m (16'0" x 4'4")

### Living Room

4.14m x 4.52m (13'7" x 14'10")

### Kitchen/Diner

3.20m x 4.52m (10'6" x 14'10")

### Bedroom

3.05m x 3.21m (10'0" x 10'6")

### Bedroom

2.70m x 3.34m (8'11" x 11'0")

## Shower Room

1.72m x 2.23m (5'7" x 7'4")

## Agents Note

The vendor has advised us that the property tenure is Freehold and the property is subject to a monthly service charge of £159.47 for the use of the communal areas, buildings insurance, window cleaning and gardening.

## Council Tax Information

The Council Tax Band for this property is C. This information was obtained in November 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](http://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 And 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.

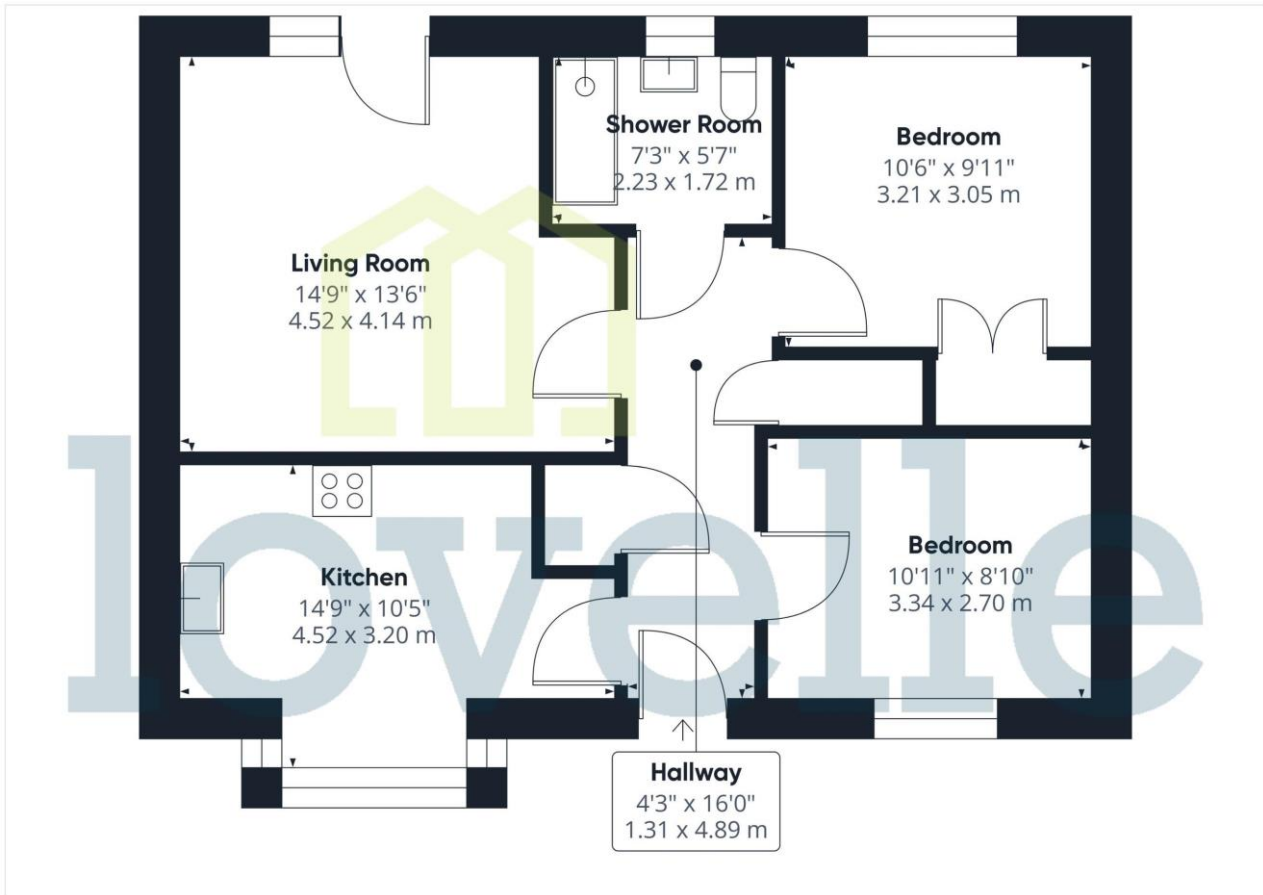
## Agents Note

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.



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