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Swales Road, Humberston



When it comes to
property it must be


lovelle



£350,000



Positioned within the heart of the highly sought-after village of Humberston, discover this fantastic four-bedroom detached family home.

Key Features

- Detached Family Home
- Cul-de-Sac Location
- Two Reception Rooms
- Dining Kitchen & Utility
- Four Good Size Bedrooms
- Recently fitted En-suite
- Family Bathroom
- Detached Double Garage
- Ample Off Road Parking
- EPC rating C
- Tenure: Freehold





Positioned within the heart of the highly sought-after village of Humberston, discover this fantastic four-bedroom detached family home. Meticulously updated and enriched by its current owners, the property boasts modern amenities, including a recently fitted en-suite and family bathroom. Immaculately presented throughout, this home features a well-appointed dining kitchen and a detached double garage, creating an inviting atmosphere for family living.

Situated in a quiet cul-de-sac and within close proximity to esteemed local schools, it presents an ideal opportunity for those seeking the quintessential family home. A closer look is imperative to fully comprehend the charm and functionality that this property exudes.

Comprising an entrance hall, downstairs WC, sitting room/study, lounge, and a dining kitchen with French doors leading to the garden, the ground floor seamlessly integrates practical living spaces. The utility room complements the well-designed layout. Ascend the staircase to the first floor, where four generously proportioned bedrooms await, with the master bedroom featuring its own en-suite. A well-appointed family bathroom serves the remaining bedrooms.

Externally, the property boasts front and rear gardens, a block-paved driveway offering ample off-road parking, and a detached double garage with convenient garden access. The property is also equipped with gas central heating and uPVC double glazing.

Entrance Hall

4.74m x 1.93m (15'7" x 6'4")

Cloakroom

1.63m x 0.84m (5'4" x 2'10")

Lounge

4.77m x 3.28m (15'7" x 10'10")

Study

3.08m x 2.45m (10'1" x 8'0")

Dining Kitchen

2.89m x 7.92m (9'6" x 26'0")

Utility Room

1.57m x 2.50m (5'2" x 8'2")

Landing

1.93m x 2.28m (6'4" x 7'6")

Bedroom One

4.34m x 3.33m (14'2" x 10'11")

En-Suite

1.44m x 1.78m (4'8" x 5'10")

Bedroom Two

4.33m x 3.46m (14'2" x 11'5")

Bedroom Three

3.38m x 2.59m (11'1" x 8'6")

Bedroom Four

3.37m x 2.93m (11'1" x 9'7")

Family Bathroom

1.65m x 2.21m (5'5" x 7'4")

Detached Double Garage

5.73m x 5.82m (18'10" x 19'1")

Council Tax Information

The Council Tax Band for this property is E. This information was obtained in January 2024 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 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

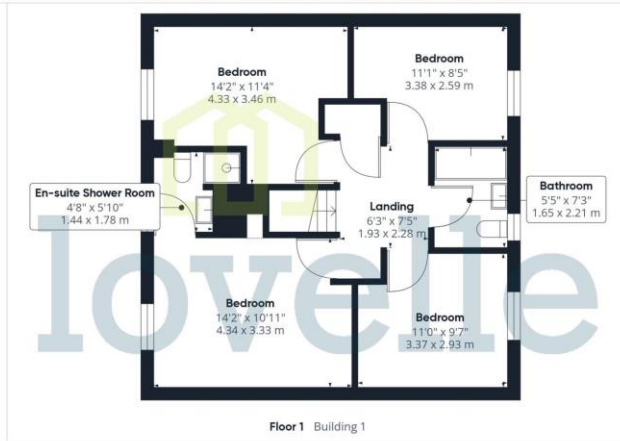
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