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Humberston Road, Cleethorpes



When it comes to
property it must be


lovelle



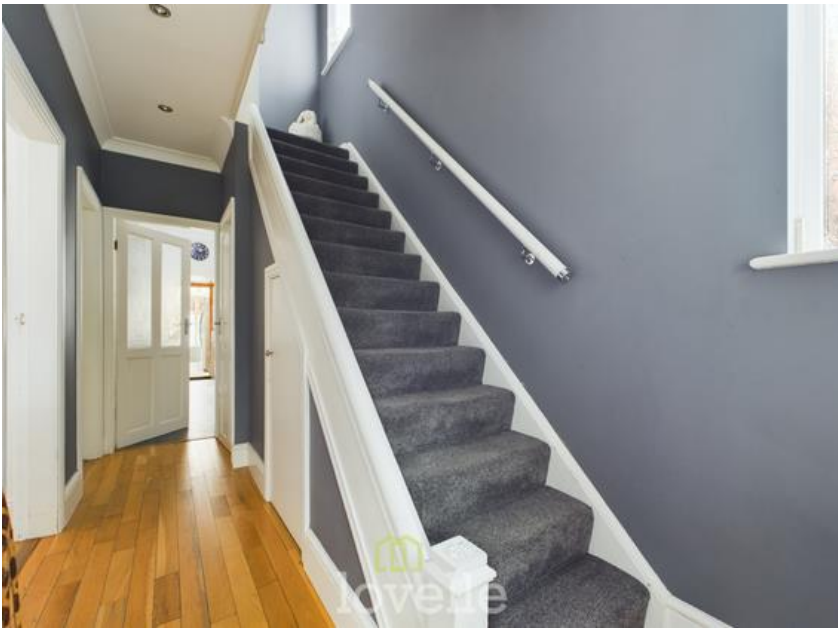
£285,000



Welcome to this fantastic opportunity to own extended three-bedroom family home, positioned just on the border of Humberston.

Key Features

- Extended Semi Detached Family Home
- Lounge & Sitting Room
- Conservatory
- Fitted Breakfast Kitchen
- Three Good-Size Bedrooms
- Family Bathroom
- Long Driveway
- Detached Brick Garage
- Gas Central Heating
- uPVC Double Glazing
- EPC rating D & Tenure: Freehold





Welcome to this fantastic opportunity to own extended three-bedroom family home, positioned just on the border of Humberston. Nestled within the catchment area of highly regarded schools, and just a short stroll away from the picturesque Cleethorpes Seafront and Country Park, this property offers the perfect blend of convenience and tranquility.

Situated well back from the main road, accessed via a private slip road, this home occupies a generous plot that not only provides a sense of seclusion but also boasts ample potential for future expansion (subject to planning permission). The property, impeccably presented throughout, welcomes you with an inviting entrance hallway complete with a convenient Cloaks/WC. The ground floor unfolds into a front lounge, and there is a further sitting room to the rear. The kitchen is fitted with ample wall and base cabinets along with a breakfast seating area. For those who relish in the joy of entertaining, a charming conservatory awaits, providing an idyllic space for dining and relaxation.

Rising to the first floor, you will discover good-size three bedrooms, accompanied by a well-appointed family bathroom.

Beyond the walls of the property lies the rear garden, featuring an ideal family lawn and a seating area. The front garden is mainly lawned with a long driveway leading to a brick detached garage.

This home not only fulfils the criteria for an ideal family home but also exceeds expectations. With a highly recommended viewing, immerse yourself in the charm and functionality of this property that promises a lifestyle of comfort, convenience, and endless possibilities. Don't miss the chance to make this house your home.

Entrance Hall

4.67m x 1.85m (15'4" x 6'1")

Cloakroom

1.55m x 0.82m (5'1" x 2'8")

Lounge

4.25m x 3.37m (13'11" x 11'1")

Sitting Room

6.25m x 3.34m (20'6" x 11'0")

Kitchen

3.09m x 1.83m (10'1" x 6'0")

Conservatory

4.93m x 2.73m (16'2" x 9'0")

Landing

2.56m x 1.36m (8'5" x 4'6")

Master Bedroom

4.39m x 3.39m (14'5" x 11'1")

Bedroom Two

4.25m x 3.05m (13'11" x 10'0")

Bedroom Three

3.13m x 2.16m (10'4" x 7'1")

Family Bathroom

2.07m x 1.80m (6'10" x 5'11")

Detached Garage

4.60m x 3.79m (15'1" x 12'5")

Council Tax Information

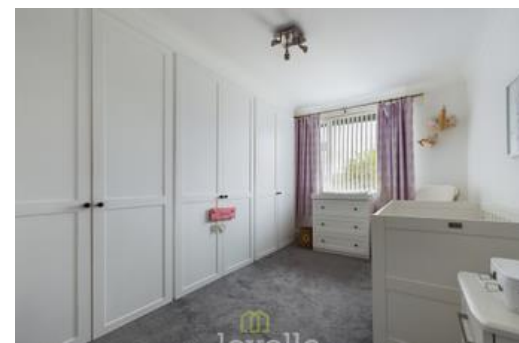
The Council Tax Band for this property is B. This information was obtained in February 2024 and is for guidance purposes only. Purchasers should be aware that the banding of the property could change if information is brought to light that makes it clear to the Valuation Office Agency that an error was 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

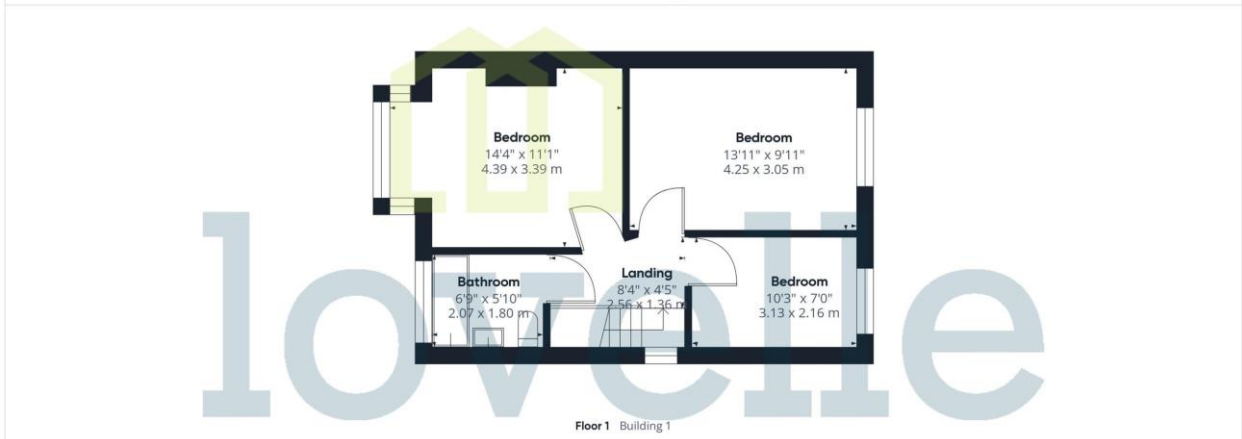
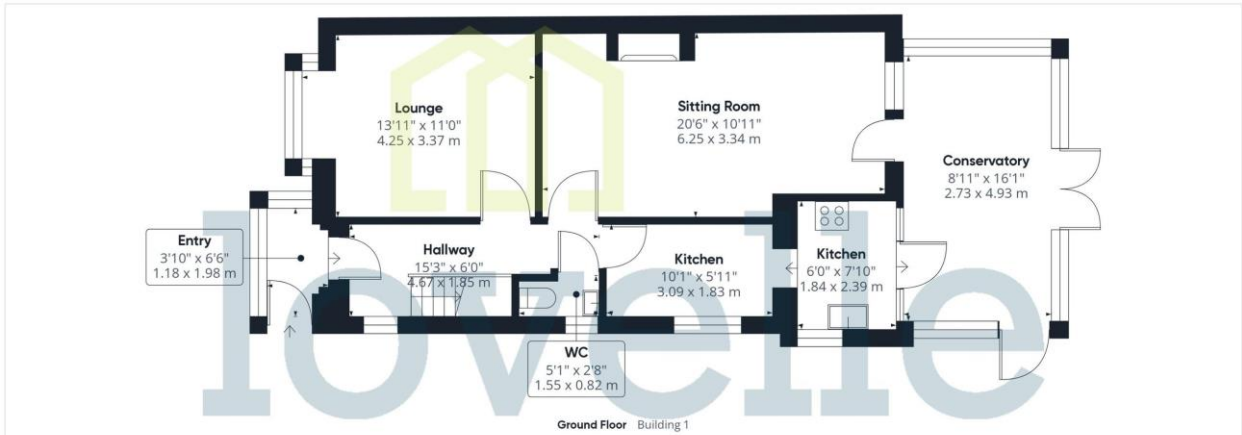
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lovelle

01472 812250

humberston@lovelle.co.uk