

Buy. Sell. Rent. Let.



Iona Drive, Humberston



When it comes to
property it must be


lovelle



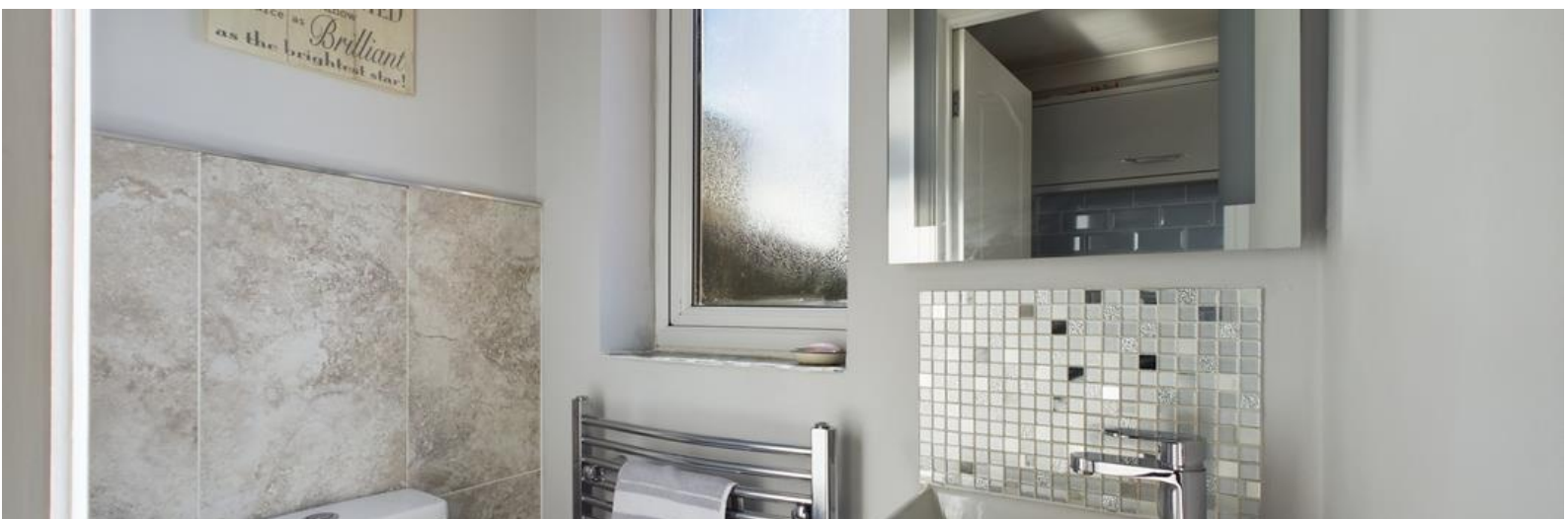
£320,000



Step inside to discover a fully refurbished abode perfect for family living in the heart of Humberston.

Key Features

- Extended Detached Family Home
- Uninterrupted Field Views to the Rear
- South Facing Rear Garden
- Open Plan Kitchen/Dining/Living
- Master Bedroom with En-Suite Facilities
- Three Further Bedrooms
- Modern Family Bathroom
- Integral Garage with Rubber Floor
- Gas Central Heating
- uPVC Double Glazing
- EPC rating C & Tenure: Freehold





Step inside to discover a fully refurbished abode perfect for family living in the heart of Humberston. Positioned within a quiet cul-de-sac, this extended four-bedroom detached house beckons with its modern charm and spacious interiors. Located in a highly regarded area renowned for its top-tier schools, this home offers an idyllic backdrop for growing families.

The ground floor invites you into a bright and airy space, starting with a welcoming entrance hallway that sets the tone for what lies beyond. To your right, a cosy lounge awaits, adorned with a tiled feature wall accentuating the contemporary gas fire. As you venture further, the expansive open-plan kitchen/dining/living area unfolds, a seamless blend of style and functionality. Boasting sleek high gloss units and equipped with high-end appliances, making this the perfect space for spending time with family and friends. The bright sitting area offers a vaulted ceiling, velux windows and large French doors that beckon you to the sun-soaked south-facing garden, offering uninterrupted views of the open fields beyond. The practical utility room features additional storage, while a newly appointed W/C is fitted with toilet and vanity unit with backlit wall mirror.

Ascend the staircase to the first floor, with a master bedroom complete with its own luxurious en-suite with an electric walk in shower enclosure, wash basin and toilet along with underfloor heating. Three additional well-appointed bedrooms offer ample space and natural light, each overlooking the rear garden and distant fields. The family bathroom, adorned with a modern suite and underfloor heating, epitomizes comfort and style, complemented with bath wash basin and WC.

Outside, a generously sized rear garden beckons, offering a perfect setting for alfresco dining and leisurely pursuits. A patio area provides the ideal spot for outdoor entertaining, while a garden shed offers practical storage solutions. Beyond the garden lies direct access to rural walks leading to Cleethorpes and Thorpe Park, inviting exploration and adventure.

With its prime location, abundance of amenities, and exemplary schools within reach, this exceptional family home encapsulates the very essence of modern living. Get in touch today to organise your internal viewing.

Entrance Hall

Lounge

4.22m x 3.60m (13'10" x 11'10")

Kitchen/Diner

5.57m x 3.20m (18'4" x 10'6")

Sitting Room

5.09m x 2.74m (16'8" x 9'0")

Utility Room

2.62m x 2.39m (8'7" x 7'10")

WC

1.43m x 1.10m (4'8" x 3'7")

Landing

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

Master Bedroom

3.60m x 3.30m (11'10" x 10'10")

En-Suite

3.22m x 3.03m (10'7" x 9'11")

Bedroom Two

5.01m x 2.39m (16'5" x 7'10")

Bedroom Three

3.22m x 3.03m (10'7" x 9'11")

Bedroom Four

2.35m x 2.19m (7'8" x 7'2")

Family Bathroom

1.97m x 1.81m (6'6" x 5'11")

Council Tax Information

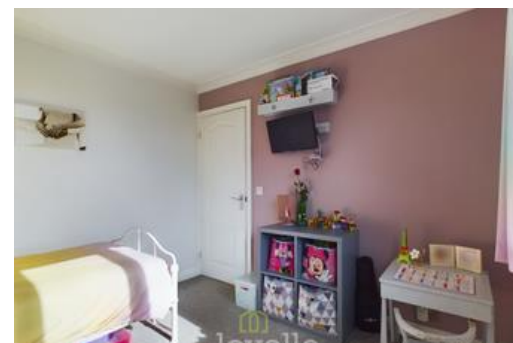
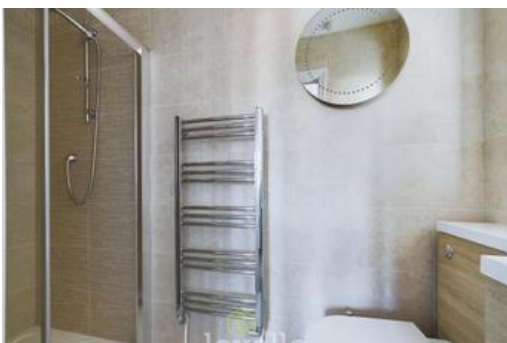
The Council Tax Band for this property is D. This information was obtained in February 2024 and is for guidance purposes only. Purchasers should be aware that the banding of the property could change if information is brought to light that makes it clear to the Valuation Office Agency that an error was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

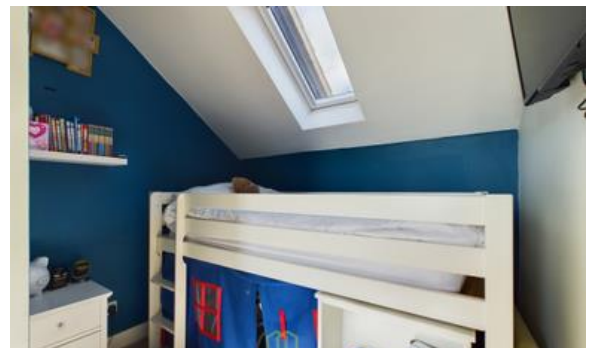
Services

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

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.

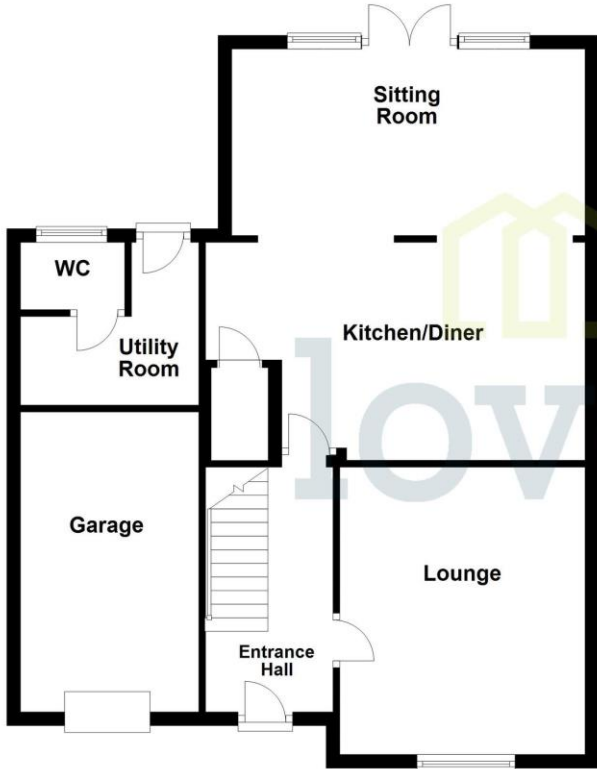
These particulars do not form part of any contract and must not be relied upon as statements or representation of fact.

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

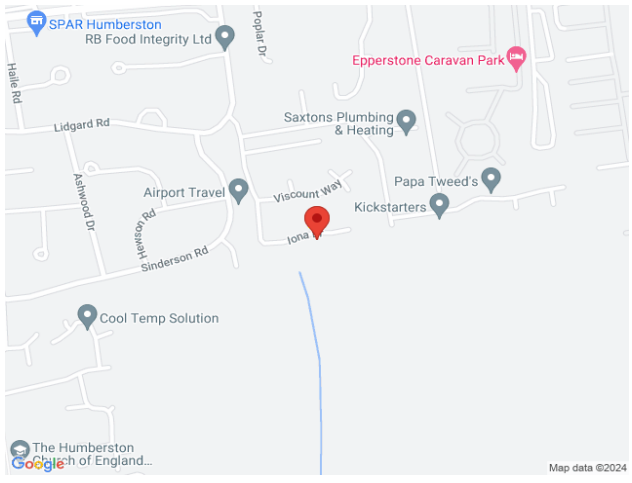
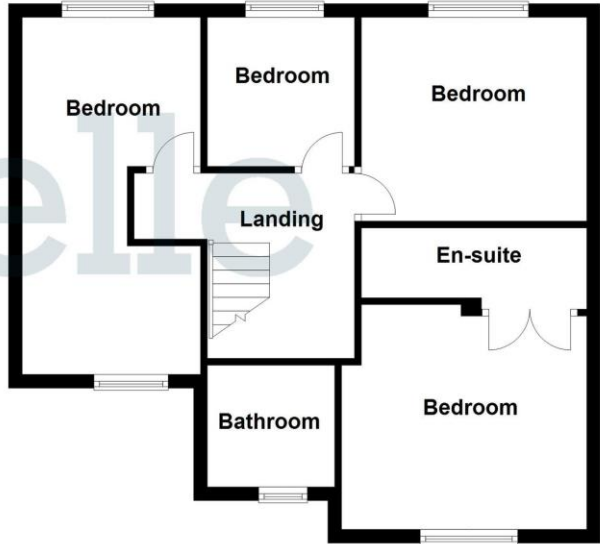




Ground Floor



First Floor



When it comes to **property** it must be



01472 812250
humberston@lovelle.co.uk

