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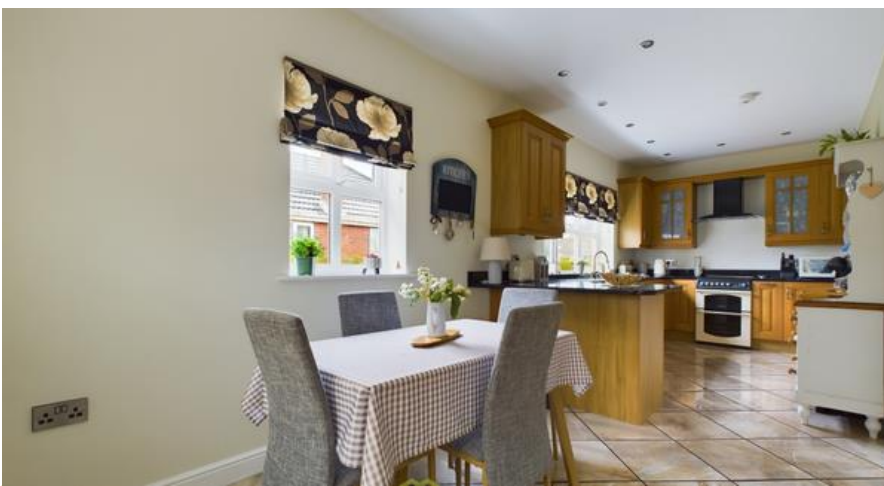


Humberston Avenue, Humberston



When it comes to  
property it must be

  
**lovelle**



£315,000

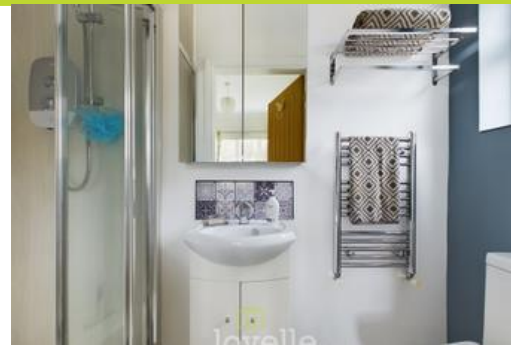


This immaculate detached bungalow offers a perfect blend of comfort and style.

### Key Features

- Immaculate Bungalow with Oak Internal Doors
- Multi-fuel Dual-sided Stove
- Living Room with French Doors to the Garden
- Dining Kitchen & Utility
- Two Double Bedrooms
- En-Suite Shower Room & Four Piece Bathroom
- Private Rear Garden
- Extensive Off Road Parking
- EPC rating D
- Tenure: Freehold





Welcome to this exceptional detached bungalow positioned in the highly sought-after Humberston Avenue, boasting proximity to amenities, excellent schools, and convenient bus routes. This premier property, set back from the road, stands as a testament to meticulous presentation and maintenance, offering a residence of utmost quality.

This home boasts a refined interior with notable features including oak internal doors, uPVC double glazing, and efficient gas central heating.

Step inside to discover a thoughtfully designed layout, featuring a spacious living room with French doors leading to the rear garden, complemented by a multi-fuel dual-sided stove servicing both the living room and dining kitchen. Additional highlights include a generous entrance porch, a versatile utility room/home office (previously part of the garage), two double bedrooms (one with an en-suite shower room), and a well-appointed bathroom with shower enclosure, bath, WC, and washbasin.

Outside, ample parking space awaits at the front, complete with a convenient turning bay. The rear garden provides a tranquil oasis, boasting lush greenery, charming Espalier fruit trees, and complete privacy. Enjoy outdoor gatherings on the paved patio, ideal for al fresco dining. Plus, a summerhouse incorporating a shed with light, power, and its own consumer unit adds practicality to this idyllic setting.

Don't miss the chance to experience the unparalleled charm and convenience of this distinguished property. Early viewing is highly recommended.

### Entrance Porch

3.75m x 1.78m (12'4" x 5'10")

### Living Room

5.42m x 3.61m (17'10" x 11'10")

### Dining Kitchen

7.13m x 2.47m (23'5" x 8'1")

### Utility/Home Office

3.98m x 2.53m (13'1" x 8'4")

### Storage

2.78m x 1.56m (9'1" x 5'1")

### Bedroom One

3.17m x 3.12m (10'5" x 10'2")

### En-Suite Shower Room

2.32m x 0.89m (7'7" x 2'11")

## Bedroom Two

4.59m x 2.94m (15'1" x 9'7")

## Bathroom

2.41m x 2.14m (7'11" x 7'0")

## Council Tax Information

The Council Tax Band for this property is D. This information was obtained in March 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](http://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

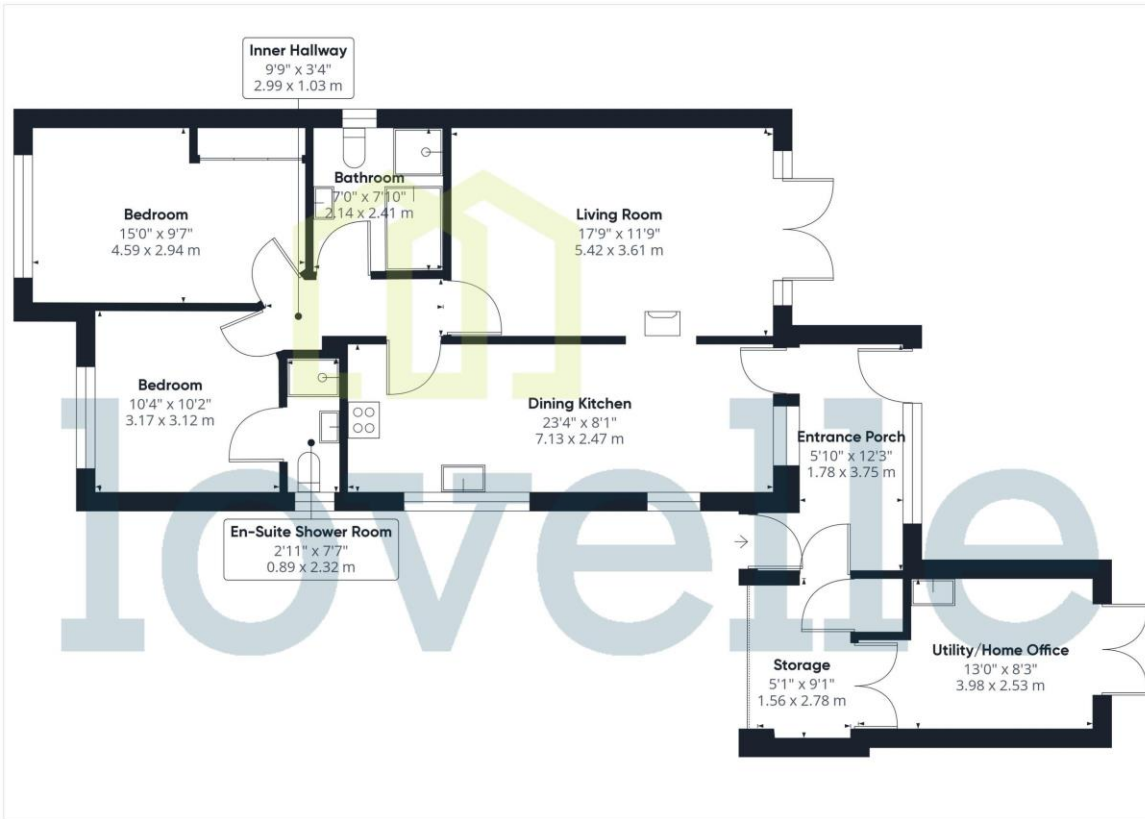
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# lovelle

01472 812250

humberston@lovelle.co.uk

