

Buy. Sell. Rent. Let.



North Sea Lane, Humberston



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property it must be

  
**lovelle**



£299,950



Are you looking for a family home in Humberston? Look no further! This extended semi-detached home is perfect. Just look at the kitchen and rear garden.

### Key Features

- Extended Semi-Detached Family Home
- Superb Kitchen with Bi-Fold Doors
- Kitchen Island
- Lounge & Dining Room
- Three Double Bedrooms
- Family Bathroom
- Fantastic Outside Entertainment Area
- Southerly Rear Garden
- EPC rating C
- Tenure: Freehold







Positioned in this sought-after village of Humberston, this property boasts an enviable location with convenient access to local amenities and esteemed schooling options, all while being in close proximity to the beloved Cleethorpes Country Park. Meticulously extended and upgraded by its current owners, this family home offers a blend of modern enhancements and timeless charm.

Approaching the property, a generously sized block paved driveway greets you, providing ample off-road parking for multiple vehicles. The focal point of this home is undoubtedly its exceptional kitchen, featuring an abundance of storage space, top-of-the-line appliances, and a sprawling central island. Through the bi-fold doors lies the southerly facing rear garden, meticulously designed for outdoor living and entertainment. A cosy seating area beckons relaxation, complemented by an outdoor BBQ/kitchen space and an additional pergola for alfresco dining. Not to be missed is the converted garage, now transformed into a stylish home bar, complete with sliding patio doors, perfect for hosting gatherings and creating lasting memories.

Upon entering the property, you are welcomed by an inviting entrance hall with convenient understairs storage and a ground floor shower room. The lounge exudes warmth with its feature fire surround and gas log burner style fire, seamlessly flowing into the dining room and onwards to the captivating kitchen.

Ascending to the first floor, three generously sized double bedrooms await, with the master bedroom boasting a walk-in wardrobe. Completing the upper level is a well-appointed family bathroom, featuring a bath, wash hand basin, and WC, ensuring comfort and functionality for all occupants.

In summary, this meticulously upgraded property offers a perfect blend of modern convenience and timeless elegance, making it an ideal retreat for discerning buyers seeking a refined lifestyle in a coveted location.

### Entrance Hall

3.19m x 1.80m (10'6" x 5'11")

### Lounge

3.79m x 4.57m (12'5" x 15'0")

### Dining Room

3.41m x 3.88m (11'2" x 12'8")

### Kitchen

3.18m x 5.44m (10'5" x 17'10")

### Shower Room

2.15m x 2.15m (7'1" x 7'1")

### Landing

2.05m x 2.34m (6'8" x 7'8")



## Bedroom One

3.31m x 3.42m (10'11" x 11'2")

## Storage Space

2.06m x 1.69m (6'10" x 5'6")

## Bedroom Two

3.57m x 3.17m (11'8" x 10'5")

## Walk-in Wardrobe

1.01m x 2.15m (3'4" x 7'1")

## Bedroom Three

2.45m x 3.96m (8'0" x 13'0")

## Bathroom

1.87m x 2.17m (6'1" x 7'1")

## Storage Space

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

## Home Bar (Garage)

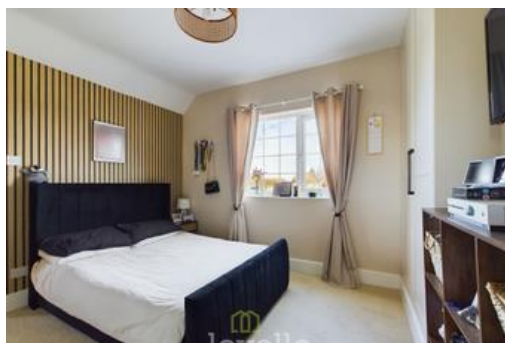
5.46m x 2.76m (17'11" x 9'1")

## Council Tax Information

The Council Tax Band for this property is B. 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

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:-

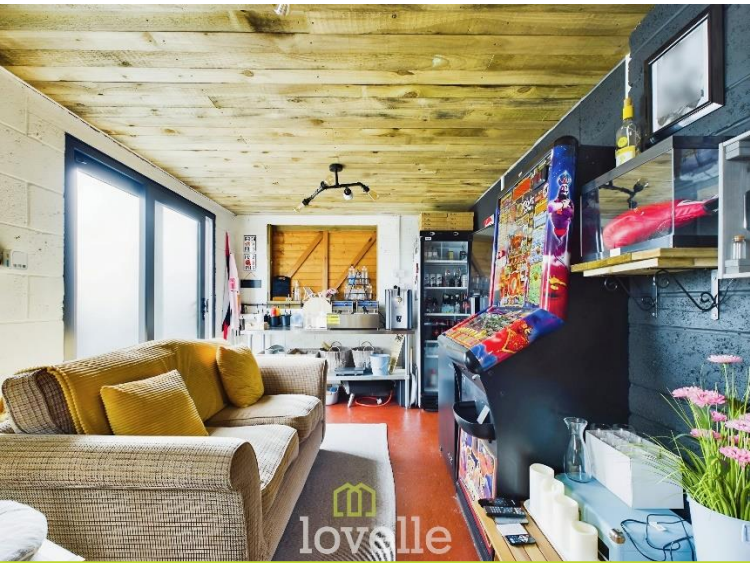
They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property.

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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01472 812250

humberston@lovelle.co.uk

