

Buy. Sell. Rent. Let.



Church Avenue, Humberston



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When it comes to
property it must be


lovelle



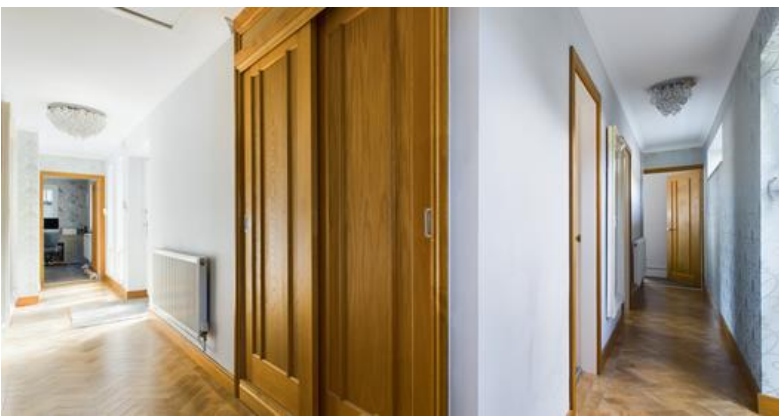
£420,000



Lovelle is pleased to present this exquisite and surprisingly spacious three-bedroom detached bungalow, located in the highly sought-after area of Humberston.

Key Features

- Stunning Detached Bungalow
- High Quality Finish Through-Out
- Open Plan Living/Dining Kitchen
- Living Room with Electric Stove Style Fire
- Modern Kitchen with Integrated Appliances
- Master Bedroom with En-Suite
- Two Further Double Bedrooms
- Family Bathroom with Jacuzzi Bath
- Landscaped Gardens with Summer House
- Long Paved Driveway & Garage
- EPC rating C
- Tenure: Freehold





Lovelle is pleased to present this exquisite and surprisingly spacious three-bedroom detached bungalow, located in the highly sought-after area of Humberston. This well-maintained home, all on one level, is finished to an exceptional standard and positioned within a desirable location close to local shops and within the catchment areas of highly regarded schools. Set on an expansive plot of approximately 0.20 acres, the property is set well back from the road and boasts beautifully landscaped gardens to both the front and rear. The gated block-paved driveway provides ample parking for several vehicles.

The gardens feature a well-kept lawn, mature trees including various fruit trees, a decorative fountain, and a summer house. The patio areas, equipped with lighting, are perfect for entertaining. An alarmed garage with an attached workshop adds extra convenience. The bungalow is further enhanced by a comprehensive security system, including an alarm and CCTV, as well as oak doors throughout, uPVC double glazing, and gas central heating. The accommodation, covering approximately 1323 square feet, begins with an L-shaped entrance hall featuring Karndean flooring and a double cupboard for coats and shoes.

The living room is a bright and airy space, with windows on three sides, and is centered around an electric stove-style fire with a timber mantle and slate hearth. The heart of the home is the open-plan kitchen, dining, and living area. This space is extensively fitted with high-quality modern gloss units, wood block style worktops, two integrated pop up electric ovens, a warming drawer, a dishwasher, and a microwave. An island with a five-plate induction hob and extractor makes this an ideal space for entertaining. LED lighting above the units and plinth lighting adds a contemporary touch. The family room, part of this open space, features bifolding doors that open out to the garden and patio area, seamlessly blending indoor and outdoor living.

The utility room is equipped with modern gloss units and provides space for a washing machine and tumble dryer. The master bedroom includes an en-suite shower room with a shower enclosure, WC, and wash hand basin set within a vanity unit. There are two additional double bedrooms, one of which features a built-in wardrobe with sliding doors. The luxurious bathroom is fitted with a Jacuzzi bath with heated jets, a walk-in shower with a rainfall showerhead and a separate handheld head, a wash hand basin within a vanity unit, an additional vanity cupboard, a concealed WC, recessed spotlights, LED ceiling and mood lighting, and an anti-mist mirror with LED lighting.

The outdoor space is as impressive as the interior, with landscaped gardens that include a neat lawn, mature trees and shrubs, and a working fountain. The rear garden enjoys a sunny aspect and features a summer house, paved patio areas ideal for entertaining, and an alarmed garage which has light and power. This bungalow is a perfect blend of luxury, comfort, and practicality, ideal for those seeking a high-quality home in a prime location.

Entrance Hall

8.77m x 6.39m (28'10" x 21'0")

Maximum measurements - an L shape space.

Living Room

4.05m x 4.55m (13'4" x 14'11")

Kitchen/ Dining Area

3.32m x 4.30m (10'11" x 14'1")

Living Area

2.84m x 8.69m (9'4" x 28'6")

Utility Room

1.55m x 3.66m (5'1" x 12'0")

Master Bedroom

3.58m x 3.61m (11'8" x 11'10")

En-Suite

0.79m x 2.47m (2'7" x 8'1")

Bedroom

3.03m x 3.56m (9'11" x 11'8")

Bedroom

2.41m x 3.62m (7'11" x 11'11")

Family Bathroom

1.80m x 4.63m (5'11" x 15'2")

Council Tax Information

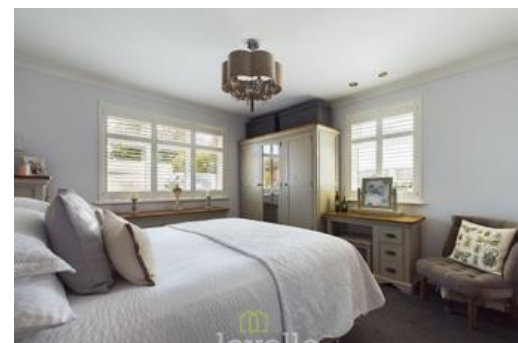
The Council Tax Band for this property is D. This information was obtained in July 2024 and is for guidance purposes only. Purchasers should be aware that the banding of the property could change if information is brought to light that makes it clear to the Valuation Office Agency that an error was made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

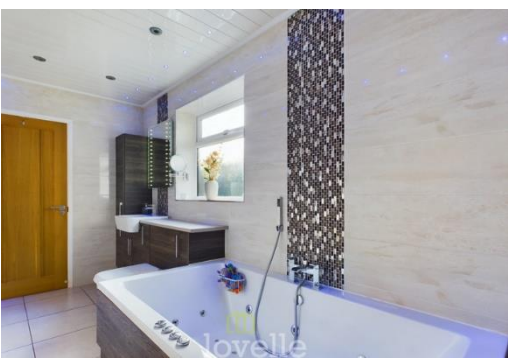
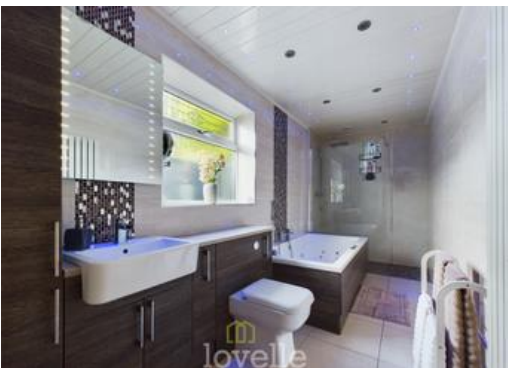
Agents Note

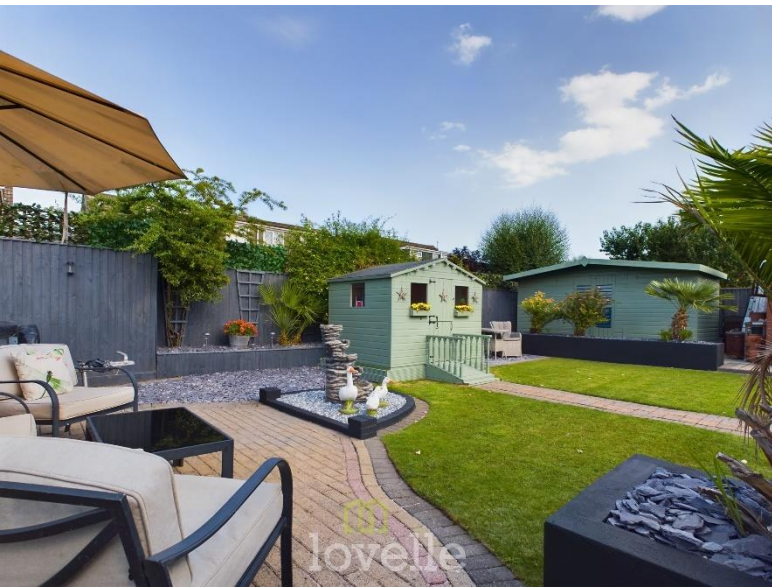
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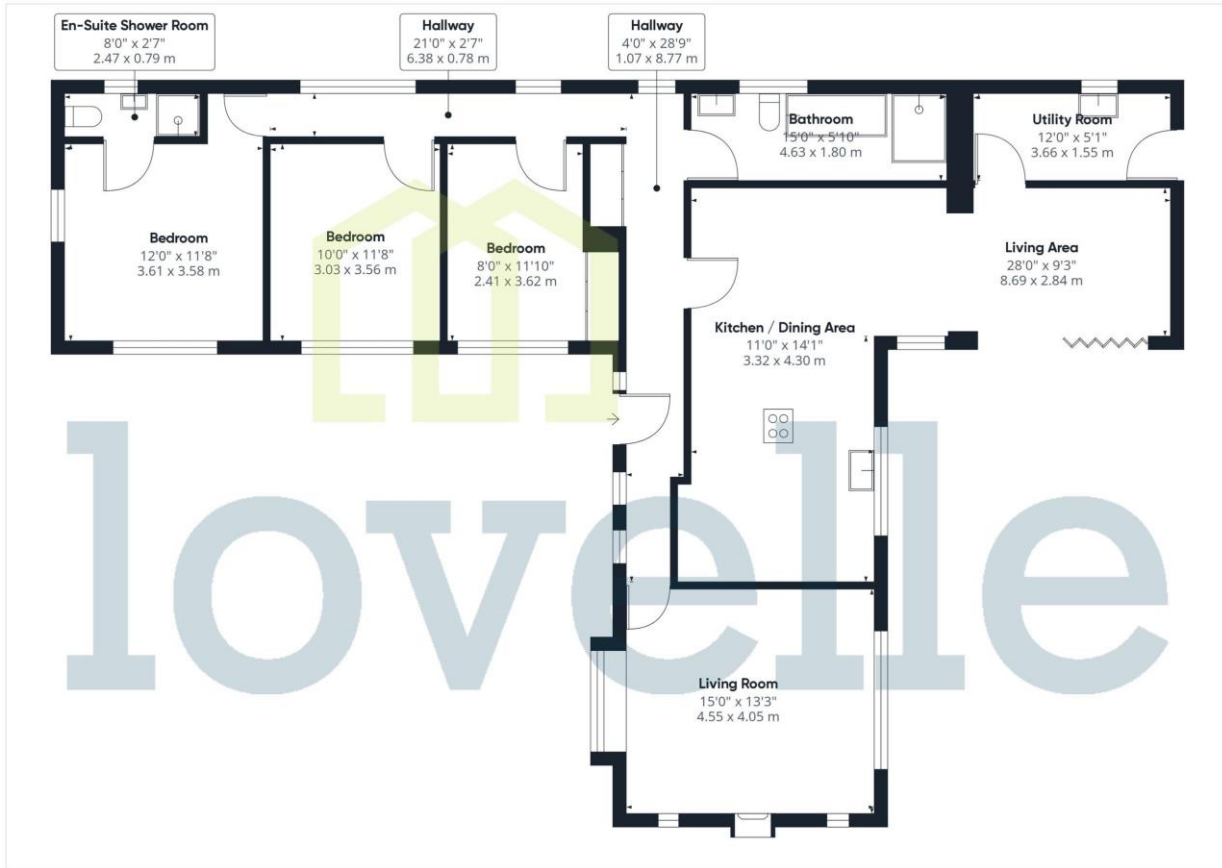
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All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.









Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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01472 812250

humberston@lovelle.co.uk

