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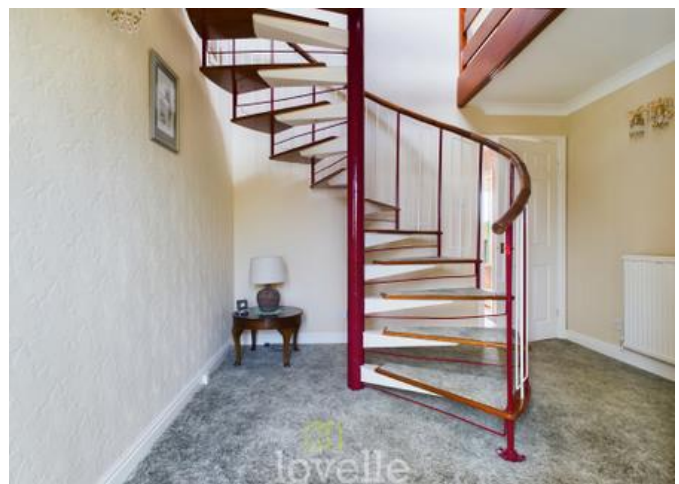
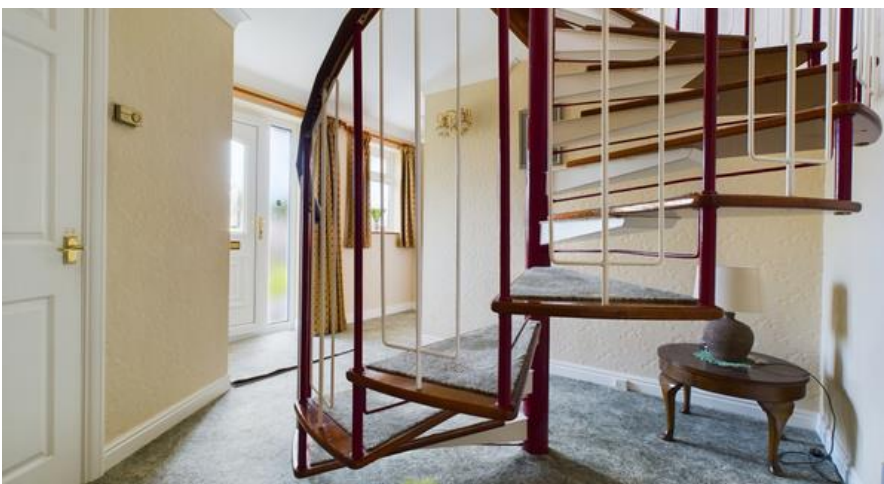


Walk Lane, Humberston



When it comes to
property it must be


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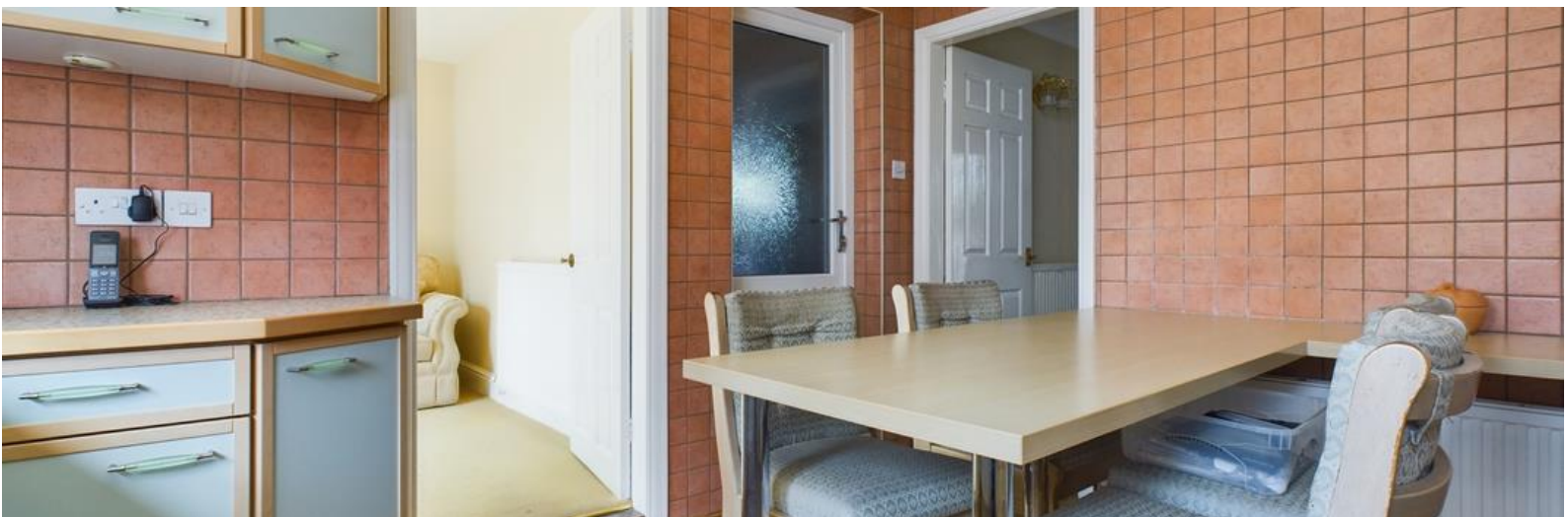
£410,000



Welcome to your new home, Walk Lane, Humberston. This exceptional property offers the perfect blend of comfort and versatility. Nestled within this desirable area of Humberston, this four-bedroom detached family home comes with the added benefit of a detached annex, providing endless possibilities for its usage.

Key Features

- Substantial Detached Family Home
- Approved Detached Annex
- Lounge, Dining Room & Snug
- Breakfast Kitchen & Utility
- Ground Floor Shower Room
- Four Good Size Bedrooms
- EPC rating C
- Tenure: Freehold





Welcome to your new home, Walk Lane, Humberston. This exceptional property offers the perfect blend of comfort and versatility. Nestled within this desirable area of Humberston, this four-bedroom detached family home comes with the added benefit of a detached annex, providing endless possibilities for its usage. Boasting an array of impressive features, from a spiral staircase to a jacuzzi bath and a sauna, this residence truly caters to the needs and desires of a discerning buyer.

Upon entering the property, you are greeted by a welcoming entrance hall, complete with a captivating spiral staircase that adds an elegant touch. The spacious living room is bathed in natural light, thanks to the patio doors that open up to the south facing rear garden. This creates a seamless flow between indoor and outdoor living, perfect for entertaining or simply enjoying your surroundings.

Adjacent to the lounge, you'll find a snug, offering a cosy retreat for relaxation or a quiet reading space. The breakfast kitchen is a delightful area that seamlessly transitions into a dining room, enhanced by French doors that lead out to the inviting patio area. These features combine to create a harmonious environment for everyday family meals.

Additionally, the ground floor offers the convenience of a modern shower room, perfect for guests or for use after enjoying the outdoor activities available in the area.

Moving to the first floor, you'll discover four well-appointed bedrooms, each offering a comfortable and private space for rest and rejuvenation. The large bathroom is a true oasis, featuring a luxurious jacuzzi bath, double sinks, and even a sauna. Imagine indulging in a relaxing soak or unwinding in the sauna after a long day—it's the epitome of luxury living.

The property also boasts a double garage and utility room on the ground floor, providing ample storage space and practicality for a busy family lifestyle. The in and out driveway ensures convenient access and offers generous parking options for residents and guests alike.

One of the highlights of this home is the south-facing rear garden, which has been well maintained and is laid to lawn. It presents the perfect opportunity for outdoor activities, gardening, or simply basking in the sunshine.

The detached annex adds incredible versatility to this property. With approved plans for a two-bedroom setup, it could serve as additional accommodation for extended family members or guests. Alternatively, it can be transformed into a spacious garden room, an inspiring work-from-home space, or an exciting games room—the choice is yours.

Don't miss the chance to make this your new home—a place where space, comfort, and flexibility seamlessly merge.

Entrance Hall

The combination of the spiral staircase, the PVC door with its matching side panel, and the glazed window flooding the hallway with natural light creates a harmonious blend of modern and traditional elements.

Shower room

1.74m x 1.63m (5.7ft x 5.3ft)

This ground floor shower room offers a harmonious blend of modern design and functionality. With its well-designed shower enclosure, low flush WC, wall-mounted wash hand basin, tiled walls, frosted window, modern

radiator, and wall-mounted mirror, it caters to both convenience and style, providing a welcoming space for refreshing and rejuvenating moments.

Living Room

6.36m x 4.34m (20.9ft x 14.2ft)

Stepping into the living room, you are immediately greeted by a sense of warmth and charm. The room is bathed in natural light, thanks to the patio doors that stretch across one wall, offering a seamless connection between the indoors and the outdoors. These doors open up to reveal a paved patio area, inviting you to step outside and enjoy the beauty of the surrounding south facing garden. The living room is not only bright but also airy, thanks to the presence of two additional windows on the side walls. Your attention is drawn to the focal point of the room—the exposed brick fire surround with a timber mantle and tiled hearth. The exposed bricks exude character and serve as a beautiful backdrop for the fireplace.

Snug

3.02m x 3.01m (9.9ft x 9.9ft)

This is a lovely room to the front of the property and is perfect for settling down to read or watch TV. This room is versatile in use and can also be a second reception room, study or home office.

Breakfast Kitchen

3.72m x 3.34m (12.2ft x 11ft)

Next we step into the breakfast kitchen, as you enter, you'll immediately notice the practicality and warmth that define this inviting area. The kitchen offers ample cupboard space, with contrasting work surfaces over and incorporating a stainless-steel sink unit. The focal point of this breakfast kitchen is the AGA, a classic and iconic feature that emanates both practicality and charm. With its traditional design and radiant heat, the AGA stands as the heart of the kitchen, providing a warm and comforting ambiance. Adjacent to the worktops, a built-in seating area offers a cosy and casual space for enjoying meals.

Dining Room

3.12m x 2.52m (10.2ft x 8.3ft)

The dining room is adjacent to the breakfast kitchen with the French doors opening out to the rear garden.

Utility

2.49m x 1.81m (8.2ft x 5.9ft)

This is practical space and a must have for a family home. Fitted with wall and base cabinets with contrasting work surfaces over and incorporating a stainless steel sink. There is plumbing for a washing machine and space for a tumble dryer.

Landing

A bright and airy landing with a window to the front allowing plenty of natural light.

Bedroom One

4.21m x 3.37m (13.8ft x 11.1ft)

The master bedroom is of a good size and has the added benefit of fitted wardrobes allowing for plenty of storage.





Bedroom Two

3.13m x 2.93m (10.3ft x 9.6ft)

This is again, a great size room to the rear of the property.

Bedroom Three

3.4m x 3m (11.2ft x 9.8ft)

This room has the added benefit of a walk-in storage cupboard that could easily be utilised as a wardrobe or the creation of an en-suite bathroom.

Bedroom Four

3.4m x 2.62m (11.2ft x 8.6ft)

To the front of the property with fitted wardrobes and access to the eaves for storage purposes.

Bathroom

5.12m x 2.93m (16.8ft x 9.6ft)

This luxurious bathroom suite is a haven of comfort and sophistication. With its jacuzzi bath, sauna, his and her sinks, WC, shower enclosure (n.b the shower does need some attention), bidet, tiled walls, two radiators, and frosted window, it offers the epitome of indulgence and relaxation. It is a space designed to pamper and rejuvenate, creating a sanctuary within your home.

Double garage

5.08m x 4.89m (16.7ft x 16ft)

The double garage can be accessed from inside the house via the breakfast kitchen or the front via the up and over door. There is also an additional door to the side for added ease.

Annex

14.69m x 5.76m (48.2ft x 18.9ft)

The detached annex is a remarkable addition to this property, offering a wealth of versatility and possibilities. The approved plans are for a two-bedroom setup (images are available) provide the opportunity to accommodate extended family members or guests in a separate and private space. Alternatively, the annex can be transformed into a spacious garden room, bringing the beauty of the outdoors indoors. For those who require a dedicated work-from-home space, the annex presents an inspiring solution. With its separate entrance and ample square footage, it can be customised into a comfortable and productive home office. If you're seeking a space for entertainment and leisure, the annex can be converted into an exciting games room. Whether it's a pool table, a home theatre, or a collection of arcade games, this separate area allows for endless

fun and enjoyment. It becomes a hub for gathering with family and friends, creating lasting memories and fostering a lively atmosphere.

Front Garden

The front garden of this property presents a delightful and practical space that seamlessly combines functionality with aesthetic appeal. As you approach, you are greeted by an in and out driveway, which provides convenient access to and from the property. The wrought iron vehicular access gates, stand proudly at the entrance. The driveway offers generous parking options, accommodating the needs of a modern family. Surrounding the driveway are several well-maintained lawn areas, adding a touch of greenery and freshness to the front garden.

Rear Garden

This well-designed and lovingly cared for south-facing rear garden, with its laid-to-lawn area, spacious paved patio, high-level garden walling, and hedging, is a haven of tranquility and beauty. It offers the perfect balance between privacy and openness, providing an idyllic setting for outdoor living and relaxation.

Council Tax Information

The Council Tax Band for this property is E. This information was obtained in August 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 & 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.

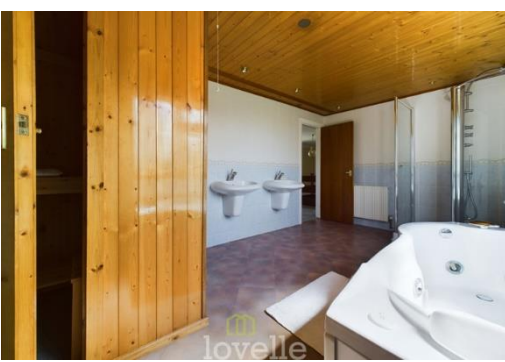
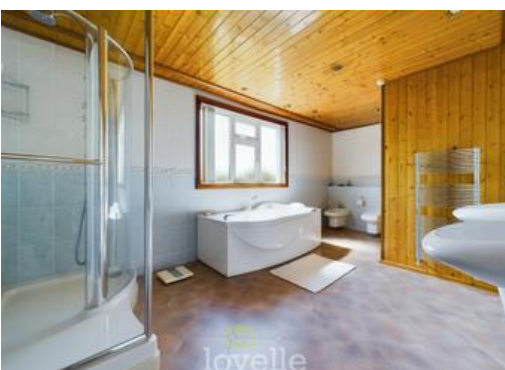
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These particulars do not form part of any contract and must not be relied upon as statements or representation of fact.

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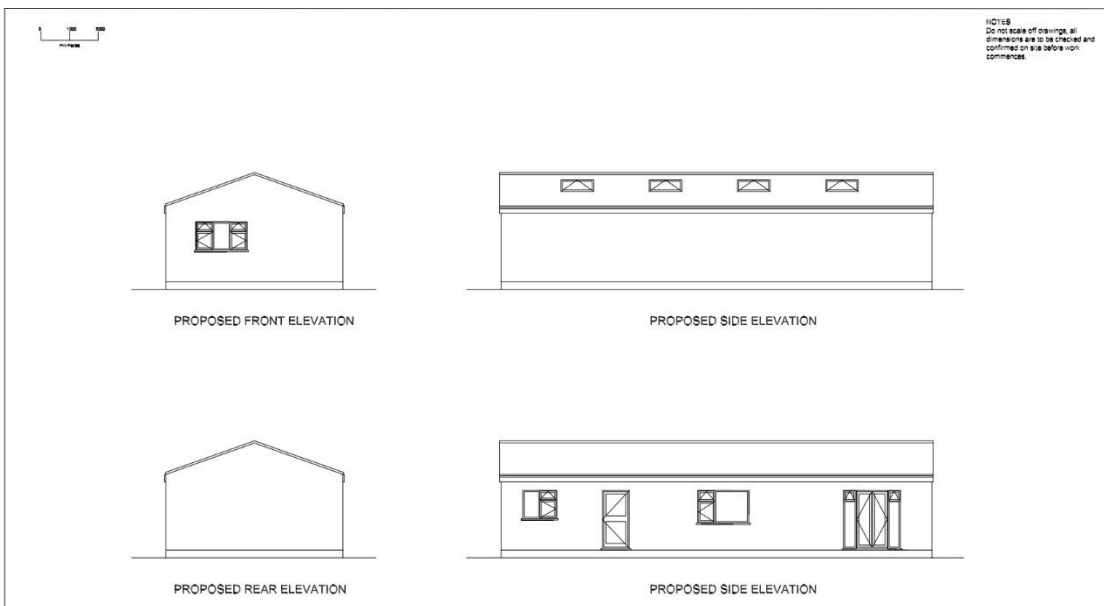
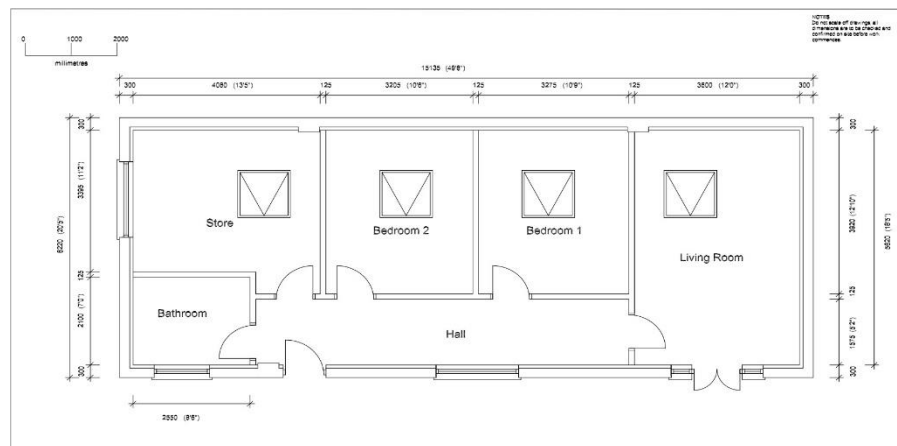
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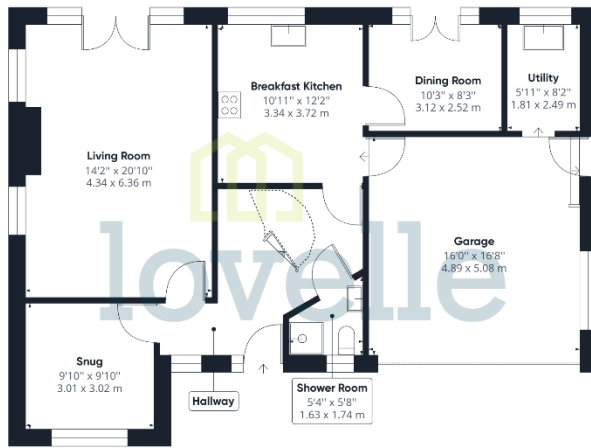


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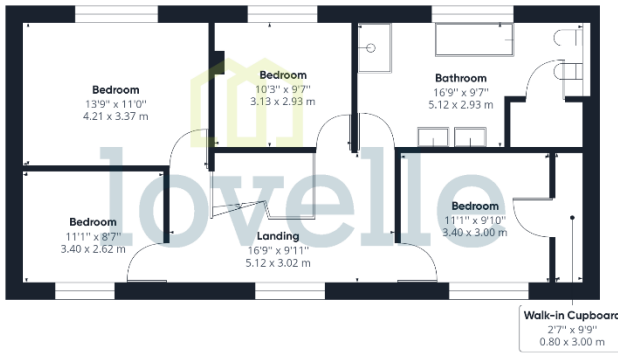


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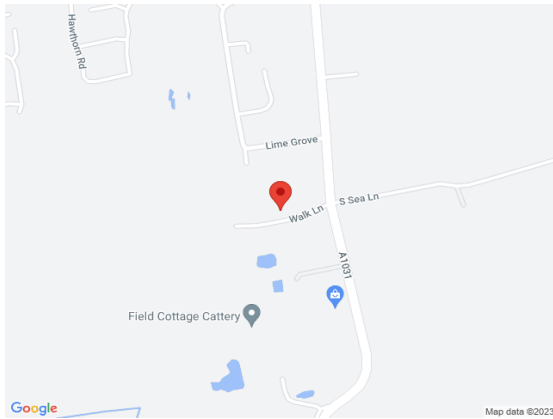
Ground Floor Building 1



Floor 1 Building 1



Building 2



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