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Church Avenue, Humberston



When it comes to
property it must be

lovelle



£197,500



Located in a highly desirable area in the heart of Humberston, this established semi-detached bungalow offers a perfect blend of charm and modern amenities.

Key Features

- Extended Semi-Detached Bungalow
- Lounge and Sun Room
- Dining Kitchen
- Two Bedrooms
- Modern Shower Room
- Long Driveway and Detached Garage
- EPC rating TBC
- Tenure: Freehold





Located in a highly desirable area in the heart of Humberston, this established semi-detached bungalow offers a perfect blend of charm and modern amenities. Set back from the road, the property has been thoughtfully extended at the rear and is surrounded by well-maintained gardens. The home features a detached garage, a driveway, uPVC double glazing, gas central heating, and is equipped with a security alarm and CCTV system. An internal viewing is strongly recommended to fully appreciate the quality of this superb home.

The accommodation includes an entrance porch and a welcoming entrance hall with loft access via a pull-down ladder. The lounge, with a uPVC double-glazed bay window to the front and an additional window to the side, is complemented by a feature fire surround with an electric fire. The dining kitchen is well-appointed with a range of wall and base cabinets, including an integrated oven and hob. The sunroom, accessed from the kitchen, provides a delightful space with French doors opening onto the rear garden.

The property offers two generously sized bedrooms, with the second bedroom featuring fitted wardrobes. The modern shower room is equipped with a shower enclosure, a wash hand basin set within a vanity unit, and a concealed WC.

Outside, the property is set back from the road, with a long driveway leading through double gates to a larger-than-average detached garage. The rear garden, primarily laid to lawn, includes two timber decked seating areas ideal for outdoor dining, along with a timber summerhouse and shed for additional storage.

Entrance Porch

1.55m x 2.09m (5'1" x 6'11")

Entrance Hall

1.2m x 4.67m (3'11" x 15'4")

Lounge

3.62m x 3.47m (11'11" x 11'5")

Dining Kitchen

3.47m x 5.04m (11'5" x 16'6")
(Maximum measurements)

Sun Room

3.21m x 3.34m (10'6" x 11'0")

Bedroom One

3.34m x 3.49m (11'0" x 11'6")

Bedroom Two

2.45m x 2.87m (8'0" x 9'5")

Shower Room

1.65m x 2.07m (5'5" x 6'10")

Garage

2.84m x 5.96m (9'4" x 19'7")

Summerhouse

2.31m x 2.98m (7'7" x 9'10")

Shed

1.85m x 2.34m (6'1" x 7'8")

Broadband Type

Standard- 16 Mbps (download speed), 1 Mbps (upload speed), Ultrafast - 1000 Mbps (download speed), 100 Mbps (upload speed).

Council Tax Information

The Council Tax Band for this property is B. This information was obtained in September 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.



Energy Performance Certificate

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.

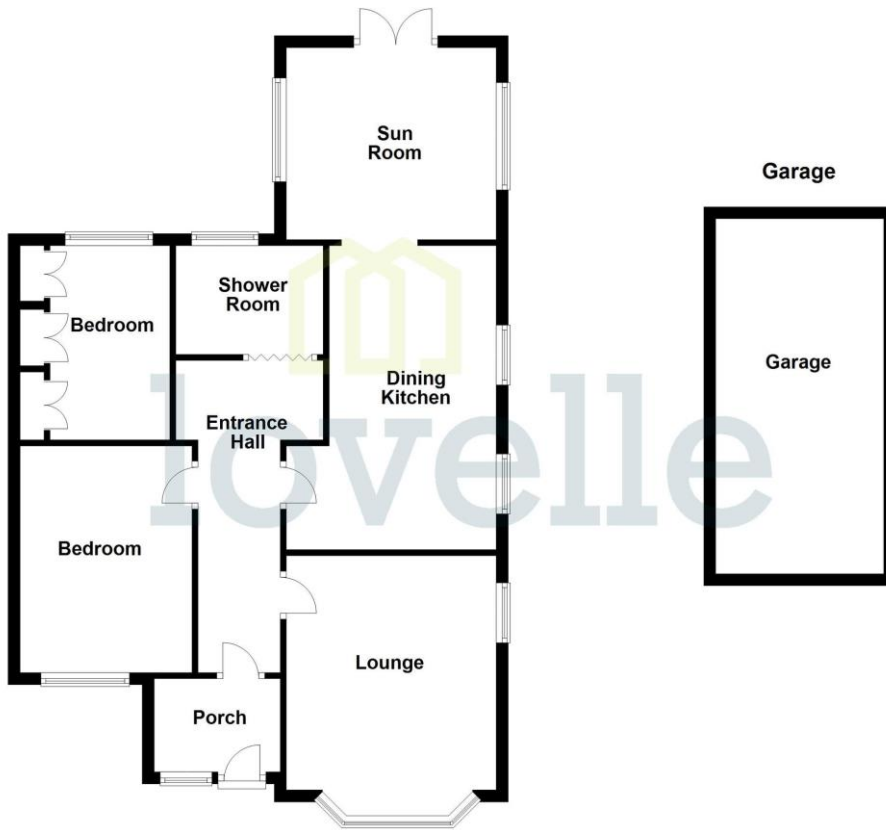
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Ground Floor



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