

Buy. Sell. Rent. Let.



Paul Crescent, Humberston



3



1



1

When it comes to  
property it must be

  
lovelle



Offers over £225,000



Welcome to this three-bedroom extended semi-detached bungalow nestled within a cul-de-sac in the sought-after Humberston area.

### Key Features

- Extended Semi-Detached Bungalow
- Lovely Cul-de-sac Position
- Set Well Back with a Long Driveway
- Stunning Open Plan Living, Dining Kitchen
- Three Double Bedrooms
- Luxurious Bathroom
- Southerly Rear Garden
- EPC rating C
- Tenure: Freehold







Welcome to this three-bedroom extended semi-detached bungalow nestled within a cul-de-sac in the sought-after Humberston area. Meticulously transformed through a comprehensive scheme of modernization in recent years, this property stands as a testament to refined living and contemporary comforts.

Upon entering, you are greeted by a spacious entrance hall that not only creates a warm and inviting ambiance but also boasts a generously sized storage cupboard. The heart of the home is the open-plan lounge and dining kitchen, seamlessly combining modern living spaces for relaxation, socialising, and culinary endeavors. The lounge area exudes comfort and style, featuring a media wall that caters to both entertainment and aesthetic sensibilities. The bay window not only infuses the space with natural light but also offers a charming view of the surroundings. Open plan to the lounge, the dining kitchen presents an assortment of wall and base cabinets adorned with contrasting work surfaces form a visually appealing and functional layout. This well-equipped kitchen hosts an electric oven, hob, and microwave, ensuring that culinary creations are a breeze. The central island takes centre stage, complete with a peninsula that doubles as a breakfast bar, providing a delightful space for meals and conversations. Bi-fold doors seamlessly connect the interior to the rear garden, effortlessly extending your living space to the outdoors.

The accommodation continues with three double bedrooms, each offering comfort and tranquillity. These bedrooms are versatile, allowing you to adapt the spaces to your individual needs, whether it be for relaxation, work, or hobbies. A focal point of luxury within the bungalow is the stunning bathroom, which boasts a shower enclosure, a luxurious bath, a chic wash hand basin, and a modern WC.

Situated to provide both privacy and a sense of serenity, this bungalow is thoughtfully set back from the road, offering ample off-road parking for multiple vehicles. The exterior space is an extension of the living experience, featuring a rear garden that invites you to unwind, entertain, and bask in the outdoors.

### Entrance Hall

1.95m x 5.07m (6'5" x 16'7")

### open Plan Living Kitchen Dining

3.33m x 11.59m (10'11" x 38'0")

### Bedroom

3.32m x 3.49m (10'11" x 11'6")

### Bedroom

3.21m x 3.32m (10'6" x 10'11")

### Bedroom

3.25m x 3.66m (10'8" x 12'0")

### Bathroom

1.3m x 4.74m (4'4" x 15'7")



## Location

Humberston is a sought after village with its ever popular Comprehensive School and a wide range of facilities including several public houses, supermarkets, newsagents etc. Regular bus services provide easy access to both Grimsby and Cleethorpes Town Centres, together with an abundance of leisure activities including the nearby Humberston Country Club with its golf course and Cleethorpes seafront.

## Broadband Type

Standard - 15 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](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 & 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 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.



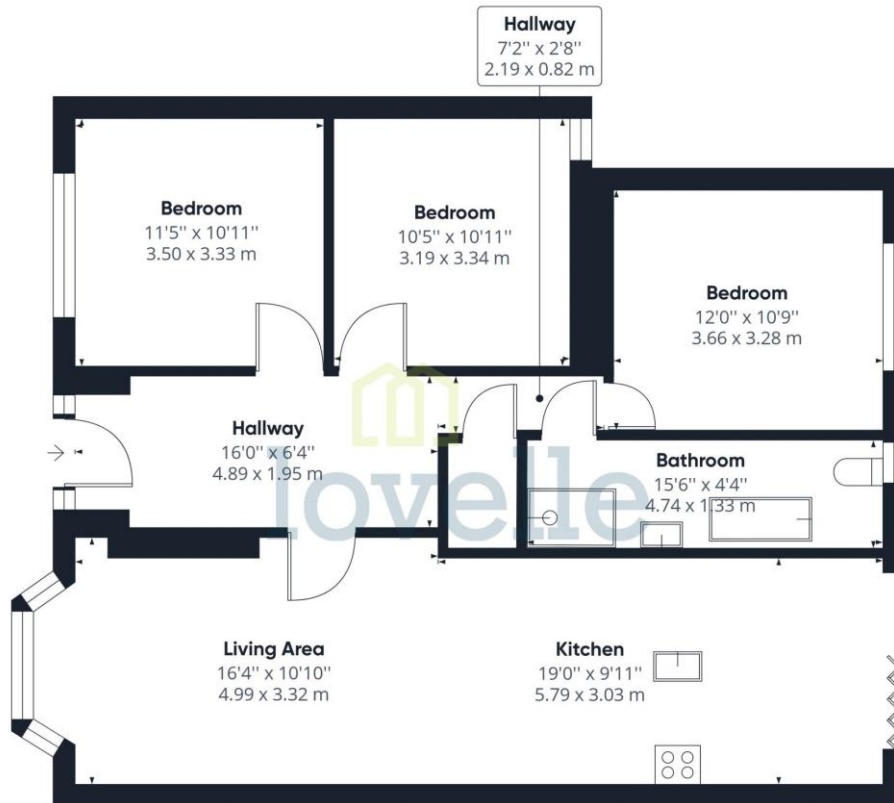
## Agents Note

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.



When it comes to **property**  
it must be

**lovelle**

01472 812250

humberston@lovelle.co.uk

