

Buy. Sell. Rent. Let.



Church Avenue, Humberston



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When it comes to  
property it must be

  
**lovelle**



£319,950



Early viewing is highly recommended for this extremely attractive dormer bungalow, ideally located in a popular and pleasant residential area.

#### Key Features

- Extended Semi-Detached Dormer Bungalow
- Excellent Detached Garage/Workshop
- Humberston Academy Catchment
- Spacious Lounge
- Living Dining Kitchen
- Master Bedroom with En-Suite Bathroom/Walk in Wardrobe
- Three Further Bedrooms
- First Floor Family Bathroom
- Large Driveway
- EPC rating C
- Tenure: Freehold





Early viewing is highly recommended for this beautifully presented dormer bungalow, ideally situated in a sought-after and pleasant residential area. The property benefits from its proximity to the village centre, offering easy access to well-regarded junior and secondary schools, making it an ideal location for families.

Positioned on a generously sized plot and set well back from the road, the home features a wide driveway at the front, providing ample off-road parking for multiple vehicles. The west-facing rear garden is fully enclosed and designed for low maintenance, offering a private outdoor space to enjoy. A standout feature is the exceptional double garage/workshop, which offers excellent potential for conversion into an annex, subject to the necessary consents, adding considerable versatility to the property.

This spacious bungalow has been thoughtfully extended and impeccably maintained. The ground floor comprises a welcoming entrance hall with fitted storage beneath the stairs, perfect for coats and shoes, a bright lounge with dual aspect windows, and a generous living/dining kitchen located at the rear with an adjoining utility room. There is also a convenient cloakroom, a master bedroom with an en-suite dressing room and bathroom, and an additional study or fourth bedroom on the ground floor. Upstairs, the first floor offers two further well-proportioned bedrooms and a family bathroom.

The rear garden is designed for ease of care, featuring a courtyard-style layout with a concrete patio and designated barbecue area, perfect for outdoor entertaining. The property spans approximately 148m<sup>2</sup>, with the garage/workshop offering an additional 53m<sup>2</sup>, providing significant potential for flexible use.

This charming home effortlessly combines modern living with practical features in a desirable location, making it an excellent choice for discerning buyers.

### Entrance Hall

1.71m x 4.99m (5'7" x 16'5")

### WC

1.71m x 1.43m (5'7" x 4'8")

### Living Room

4.25m x 3.29m (13'11" x 10'10")

### Living Dining Kitchen

9.28m x 3.5m (30'5" x 11'6")

### Utility Room

2.06m x 1.85m (6'10" x 6'1")

### Master Bedroom

6.04m x 2.76m (19'10" x 9'1")

### En-Suite Bathroom

2.72m x 2.36m (8'11" x 7'8")

### Walk In Wardrobe

1.63m x 1.68m (5'4" x 5'6")

### Study/Bedroom Four

2.09m x 3.42m (6'11" x 11'2")

### Landing

3.15m x 2.9m (10'4" x 9'6")

### Bedroom Two

3.53m x 3.63m (11'7" x 11'11")

### Storage Space

5.25m x 4.1m (17'2" x 13'6")

### Bedroom Three

3.32m x 3.1m (10'11" x 10'2")

### Family Bathroom

3.18m x 1.86m (10'5" x 6'1")

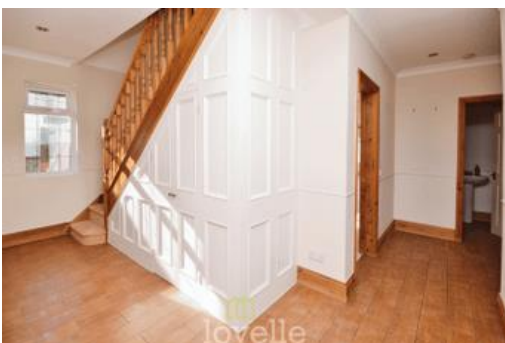
### Garage/Workshop

9.51m x 8.4m (31'2" x 27'7")

### 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 17Mbps (download speed) 1 Mbps (upload speed) Superfast 80 Mbps (download speed) 20Mbps (upload speed) Ultrafast 1000 Mbps (download speed) 100 Mbps (upload speed)

### Council Tax Information

The Council Tax Band for this property is C. This information was obtained in October 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.

### 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

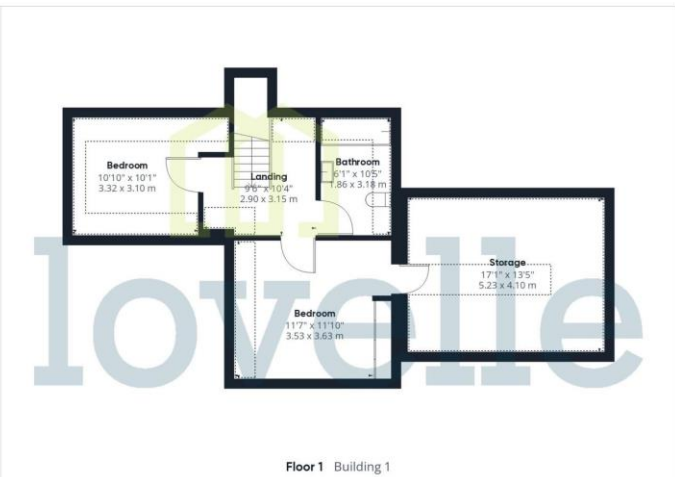
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These particulars do not form part of any contract and must not be relied upon as statements or representation of fact.

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





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

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