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Rowan Drive, Humberston



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When it comes to  
property it must be

  
lovelle



£475,000

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This rarely available, spacious 3/4-bedroom detached bungalow offers flexible family living and stands proudly within mature gardens on a substantial 0.44-acre plot (sts).

#### Key Features

- Substantial Detached Bungalow
- Standing on 0.44 Acre Plot (STS)
- Set just off a Private Lane
- Lounge, Dining Room and Sunroom
- Three/ Four Bedrooms
- Billiard Room
- En-Suite Shower Room & Family Bathroom
- Detached Double Garage and 3 Work Shops
- Solar Panels, uPVC double Glazed & Gas Central Heating
- No Forward Chain
- EPC rating C & Tenure: Freehold





This rarely available, spacious 3/4-bedroom detached bungalow offers flexible family living and stands proudly within mature gardens on a substantial 0.44-acre plot (sts).

Positioned in a desirable area off Fieldhouse Road, it is accessed via a shared, tree-lined driveway and is conveniently located within walking distance of local shops, schools, and other amenities.

With a generous 188m<sup>2</sup> of living space, the property is set back from the lane, affording ample off-road parking along with garage access. The entrance, through a bright PVC door, opens into an inviting hallway with two useful storage cupboards. Directly to the left, a distinctive billiard room awaits, complete with built-in bar and ambient low-level lighting—an ideal space for entertaining. Adjacent is the spacious living room, which features a charming fireplace and seamlessly connects through sliding doors to the sunroom and double doors to the dining room, which can also be accessed from the hallway. The sunroom, a delightful retreat, is enhanced by French doors leading directly to an outdoor patio area.

The kitchen, located at the rear of the bungalow, is fitted with a selection of wall and base units, providing ample storage, and includes room for a small dining table. A practical inner hall leads off from the kitchen to a WC and a utility room. The accommodation includes three generously sized double bedrooms, with the primary bedroom benefitting from fitted furniture and an en-suite shower room. The two additional bedrooms are both well-proportioned, one featuring fitted wardrobes. The family bathroom is equipped with a shower enclosure, bath, wash basin, and WC.

The property's extensive grounds are particularly impressive, offering privacy and a tranquil setting. The bungalow is surrounded by well-maintained lawns, with off-road parking space for several vehicles and a double garage fitted with twin up-and-over doors. The expansive, westerly-facing rear garden is mainly laid to lawn and features a raised flower bed along with a patio that adjoins the sunroom. Additional outbuildings include an adjoining triple workshop (two of these workshops were previously used as stables) and an external WC alongside several greenhouses.

This charming home is enhanced by uPVC double glazing, gas central heating, and the added benefit of owned solar panels, making it both comfortable and energy efficient.

The bungalow is available for immediate occupation and is available with no forward chain.

### Entrance Hall

2.27m x 3.47m (7'5" x 11'5")

### Hallway

2.18m x 3.63m (7'2" x 11'11")

### Billiard Room

4.59m x 6.74m (15'1" x 22'1")

### Living Room

3.75m x 6.67m (12'4" x 21'11")

## Dining Room

2.69m x 3.53m (8'10" x 11'7")

## Sunroom

4.26m x 6.48m (14'0" x 21'4")

## Kitchen

3.02m x 4.05m (9'11" x 13'4")

## Breakfast Area

1m x 1.74m (3'4" x 5'8")

## Inner Hall

1.09m x 1.77m (3'7" x 5'10")

## Utility Room

1.77m x 2.36m (5'10" x 7'8")

## WC

1.02m x 1.78m (3'4" x 5'10")

## Bedroom

3.41m x 3.69m (11'2" x 12'1")

## En-Suite Shower Room

0.88m x 2.68m (2'11" x 8'10")

## Bedroom

3.22m x 3.62m (10'7" x 11'11")

## Bedroom

3.01m x 3.65m (9'11" x 12'0")





## Bathroom

2.27m x 3.05m (7'5" x 10'0")

## Garage

6.78m x 6.8m (22'2" x 22'4")

## Outside WC

1.13m x 2.54m (3'8" x 8'4")

## Garage Store

1.96m x 7.09m (6'5" x 23'4")

## Garage Store 1

3.55m x 3.66m (11'7" x 12'0")

## Garage Store 2

3.56m x 3.66m (11'8" x 12'0")

## 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

Standard 13Mbps (download speed) 1 Mbps (upload speed) Superfast 80 Mbps (download speed) 20Mbps (upload speed)

## Council Tax Information

The Council Tax Band for this property is D. 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 & 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

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