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Beech Lane, Humberston



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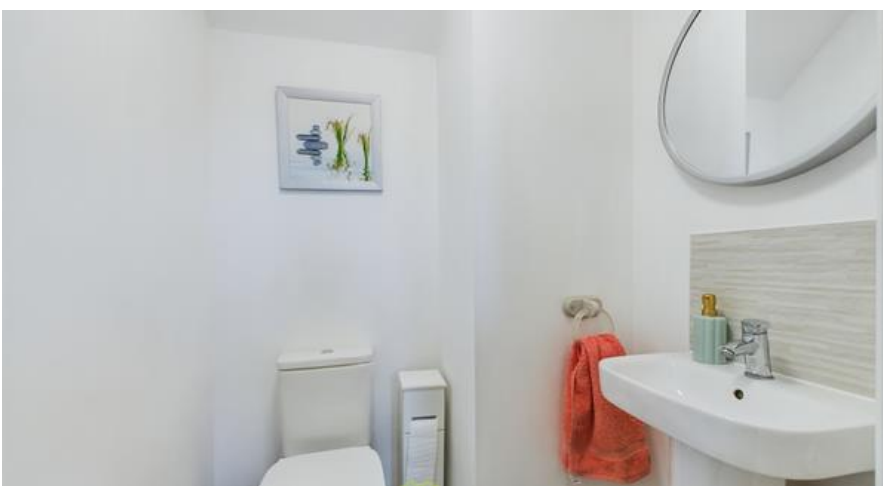
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When it comes to
property it must be


lovelle



£199,950



This stylish three-bedroom end-link home, built in 2017, is located off Humberston Avenue in a quiet cul-de-sac. It features a modern kitchen, master en-suite, landscaped garden, and off-road parking, with easy access to local amenities and schools.

Key Features

- Three-bedroom end-link home built in 2017.
- Quiet cul-de-sac off Humberston Avenue.
- Spacious living room and modern kitchen.
- Master bedroom with en-suite.
- Stylish family bathroom.
- Landscaped westerly rear garden
- Off-road parking for two cars.
- Close to schools and amenities.
- EPC rating C
- Tenure: Freehold





An internal viewing is strongly recommended to fully appreciate this beautifully presented three-bedroom end-link home which has been enhanced and upgraded by the current owners, with new flooring, kitchen tiles and a cosy living room fire. Constructed in 2017, the property is positioned in a quiet cul-de-sac within a sought-after area off Humberston Avenue. Its prime location offers convenient access to a wide range of amenities, falls within the catchment area of highly regarded schools, and is just a short drive from the vibrant seaside resort of Cleethorpes and Grimsby town centre.

The accommodation is thoughtfully designed and includes an inviting entrance hall, a cloakroom with a low-flush WC and pedestal wash hand basin, and a spacious living room, ideal for relaxing or entertaining. The dining kitchen is fitted with a modern range of wall and base units, complemented by contrasting work surfaces and incorporating a 1.5-bowl sink unit. Integrated appliances include a built-in oven and gas hob with an extractor fan above, along with plumbing for a dishwasher and washing machine. The gas central heating boiler is discreetly housed within a wall cupboard. A uPVC double-glazed window and French doors provide lovely views and access to the westerly facing rear garden.

Upstairs, the landing includes a large storage cupboard and leads to three well-proportioned bedrooms. The master bedroom benefits from an en-suite shower room, fitted with a shower enclosure, a pedestal wash hand basin with tiled splashback, and a low-flush WC. The family bathroom is equipped with a contemporary three-piece suite comprising a panelled bath, a wash hand basin set within a vanity unit, and a low-flush WC, with tasteful wall tiling completing the space.

Externally, the property boasts a landscaped rear garden with a desirable westerly aspect and a small side garden that includes a timber shed. To the front, off-road parking for two vehicles further enhances this home's appeal, making it an excellent choice for a variety of buyers.

Entrance Hall

1.65m x 1.47m (5'5" x 4'10")

WC

1.34m x 1.48m (4'5" x 4'11")

Living Room

5.55m x 3.78m (18'2" x 12'5")

Dining Kitchen

3.34m x 4.63m (11'0" x 15'2")

Landing

3.7m x 2.08m (12'1" x 6'10")

Master Bedroom

3.34m x 2.46m (11'0" x 8'1")

En-Suite Shower Room

1.55m x 1.37m (5'1" x 4'6")

Bedroom

3m x 2.47m (9'10" x 8'1")

Bedroom

2.45m x 2.05m (8'0" x 6'8")

Bathroom

1.72m x 2.01m (5'7" x 6'7")

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- 19 Mbps (download speed), 1 Mbps (upload speed), Ultrafast - 1800 Mbps (download speed), 220 Mbps (upload speed).

Council Tax Information

The Council Tax Band for this property is C. This information was obtained in January 2025 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 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.

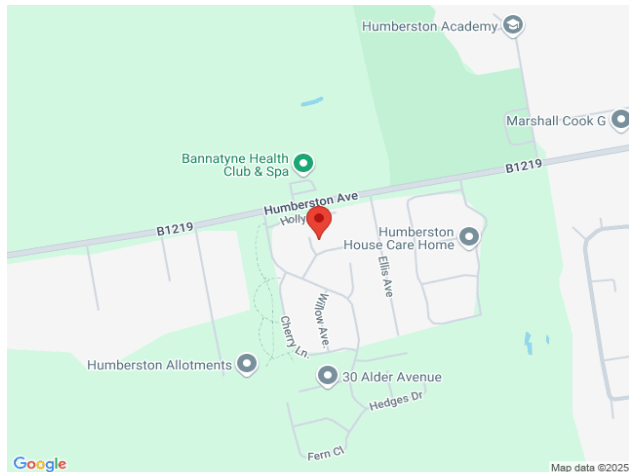
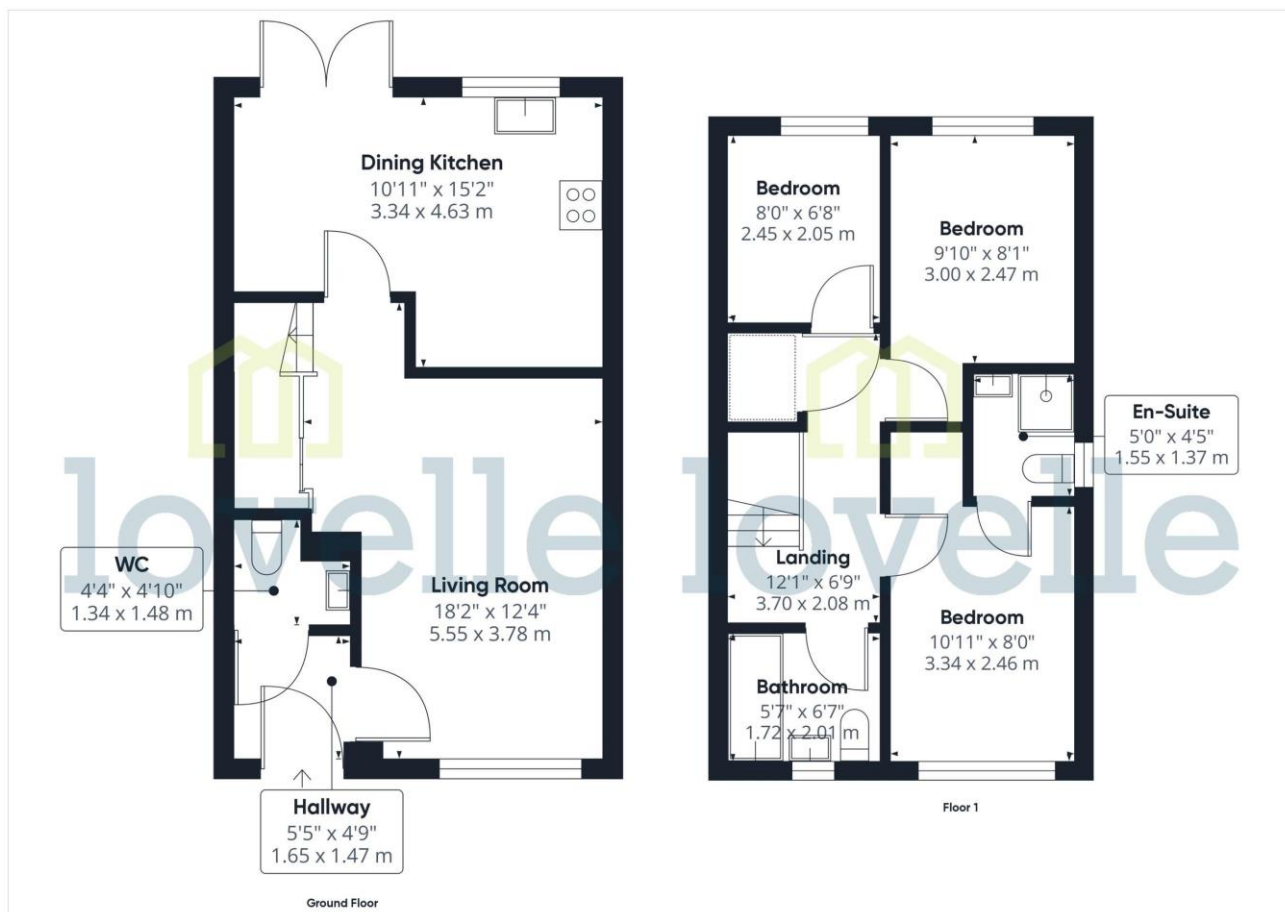
Energy Performance Information

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.



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