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Cherry Close, Humberston



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£335,000



Stylish four-bedroom detached home in a quiet Humberston cul-de-sac, featuring an open-plan kitchen, sunroom extension, and south-facing garden.

Key Features

- Four-bedroom detached home in Humberston
- Upgraded throughout by current owners
- Stylish open-plan kitchen with breakfast bar
- Bright sunroom with vaulted ceiling
- Spacious lounge with feature fire
- Main bedroom with stylish en-suite
- Modern family bathroom
- South facing garden
- EPC rating C
- Tenure: Freehold





A superb opportunity to purchase this modern four-bedroom detached home, tucked away at the end of a quiet cul-de-sac within the ever-popular Midfield Farm development, just off Midfield Road in Humberston. The property has been thoughtfully upgraded by the current owners, including a replacement gas combination boiler, contemporary en-suite shower room, and a lovely sunroom extension that creates a bright and versatile family living space.

Built to an excellent design, the home benefits from uPVC double glazing and gas central heating. The highlight of the ground floor is the stunning open-plan kitchen and dining area – fitted with a stylish range of high-gloss white units, quality integrated appliances, and a sociable breakfast bar. Open access leads through to the sunroom, where vaulted ceilings and full-height windows fill the space with natural light, offering the perfect spot to relax and enjoy views of the garden.

The ground floor also features a welcoming entrance hall, a useful cloakroom with w.c. and basin, a utility room, and a well-proportioned living room with a feature fireplace providing a cosy focal point. Upstairs, the principal bedroom enjoys its own modern en-suite shower room, while three further bedrooms are served by the smartly designed family bathroom – finished with metro tiling, a vanity wash basin, and bath with shower over.

Outside, a block-paved driveway provides ample off-road parking and leads to the integral garage. The gardens are attractively landscaped, with a neatly lawned front and a beautifully enclosed south-facing rear garden featuring patio areas ideal for outdoor entertaining. Beyond the garden, the property enjoys a lovely open outlook across fields.

Cherry Close is ideally positioned within the highly regarded village of Humberston, lying within the catchment of excellent local schools and only a short distance from local amenities on Fieldhouse Road and North Sea Lane, with regular bus services to Grimsby and Cleethorpes.

Entrance Hall

WC

1.55m x 0.84m (5'1" x 2'10")

Living Room

4.77m x 3.27m (15'7" x 10'8")

Kitchen

3.95m x 4.59m (13'0" x 15'1")

Dining Area

2.91m x 3.27m (9'6" x 10'8")

Sun Room

2.84m x 3.27m (9'4" x 10'8")

Utility Room

2.07m x 2.56m (6'10" x 8'5")

Landing

Bedroom One

4.29m x 3.27m (14'1" x 10'8")

En-Suite Shower Room

Bedroom Two

3.73m x 3.52m (12'2" x 11'6")

Bedroom Three

3.39m x 2.56m (11'1" x 8'5")

Bedroom Four

3.39m x 3.27m (11'1" x 10'8")

Family Bathroom

1.69m x 2.23m (5'6" x 7'4")

Garage

2.79m x 2.56m (9'2" x 8'5")

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 Information

Standard - 16 Mbps (download speed), 1 Mbps (upload speed), Superfast - 49 Mbps (download speed), 8 Mbps (upload speed).

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.









Total area: approx. 137.3 sq. metres (1478.1 sq. feet)

The provided floor plan is intended for general informational purposes only and may not accurately represent the exact dimensions, layout, or features of the property. The floor plan should not be relied upon for making decisions about purchasing, renting, or modifying the property. Actual measurements and features may vary. It is



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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