

Buy. Sell. Rent. Let.



Church Avenue, Humberston



2



1



1

When it comes to
property it must be


lovelle



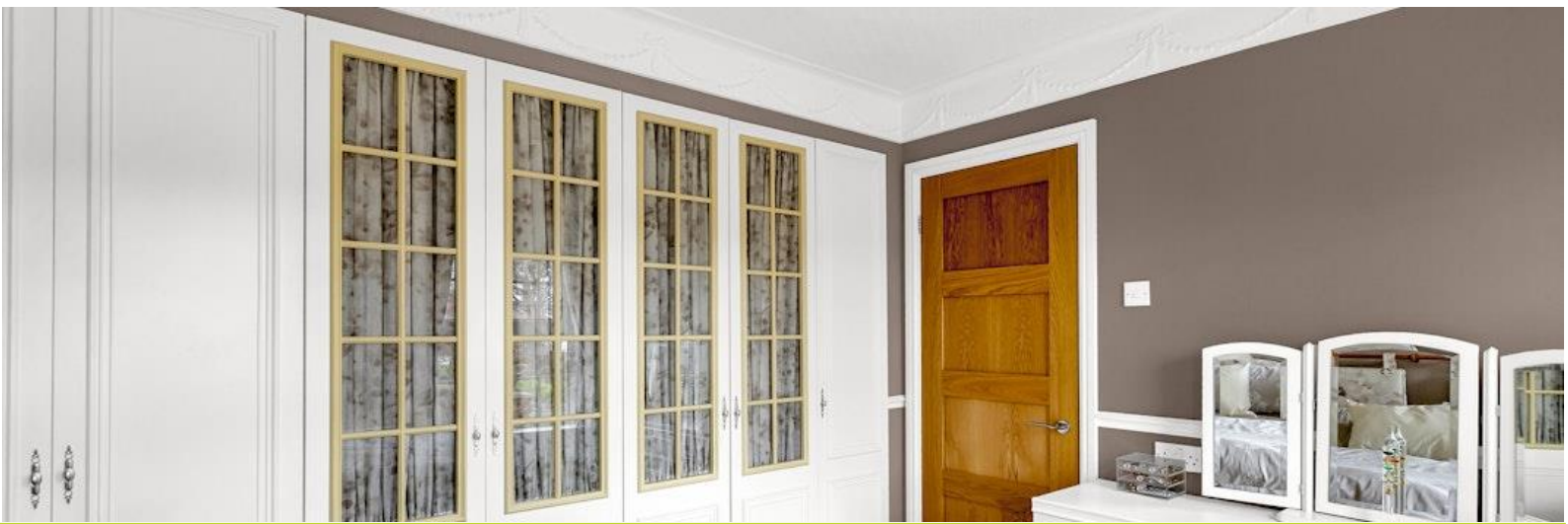
£275,000



Detached bungalow in sought-after location, generous plot, flexible layout, sun room, garage, spacious driveway offering secure parking and no chain.

Key Features

- Sought-after location near St Peter's Church and popular schools
- Well-presented detached bungalow
- Spacious living room and flexible dining/bedroom
- Fitted kitchen, utility room and sun room
- Two good-sized bedrooms with fitted storage
- Bathroom with bath and separate shower
- Long driveway, parking for multiple vehicles and detached garage
- Attractive front and secure rear gardens, no forward chain
- EPC rating D & Tenure: Freehold





Occupying a sought-after residential position close to St Peter's Church and within the catchment of highly regarded local schools, this well-presented detached bungalow offers thoughtfully arranged single-storey accommodation, ideal for a wide range of buyers.

The property is tastefully maintained throughout and benefits from uPVC double glazing and a gas central heating system. The accommodation is arranged around a central entrance hall, leading to a bright and spacious front-facing living room and a separate dining room, which also offers flexibility as an additional bedroom if required. The modern fitted kitchen is positioned to the rear and provides ample storage and worktop space, opening through to a useful utility room and onward to a pleasant sun room overlooking the rear garden.

There are two well-proportioned bedrooms, with the main bedroom featuring fitted wardrobes, along with a centrally located modern bathroom fitted with a modern white suite including a bath and separate shower. Standing on a good-sized plot, the property enjoys a long block-paved driveway providing secure off-road parking for several vehicles and leading to a detached garage, making it ideal for those with a motorhome or boat. The front garden is attractively arranged with a central pathway, gravel and slate areas and well-stocked planted borders, while the secure rear garden is laid mainly to lawn with a block-paved patio, offering an ideal space for outdoor seating and entertaining.

Offered for sale with no forward chain, this is a fantastic opportunity to purchase a comfortable and well-located bungalow in one of the area's most popular residential settings.

Entrance Hall

Living Room

4.82m x 3.66m (15'10" x 12'0")

Dining Room/Bedroom 2

3.62m x 3.37m (11'8" x 11'0")

Kitchen

2.74m x 2.92m (9'0" x 9'7")

Utility Room

1.31m x 1.74m (4'4" x 5'8")

Sun Room

2.29m x 2.92m (7'6" x 9'7")

Bedroom

3.34m x 3.36m (11'0" x 11'0")

Bathroom

2.24m x 2.35m (7'4" x 7'8")

Garage

5.76m x 2.87m (18'11" x 9'5")

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 Type

Standard- 17 Mbps (download speed), 1 Mbps (upload speed), Superfast - 80 Mbps (download speed), 20 Mbps (upload speed). Ultrafast - 1000 Mbps (download speed), 100 Mbps (upload speed).

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.





Ground Floor

Approx. 95.4 sq. metres (1027.0 sq. feet)



Total area: approx. 95.4 sq. metres (1027.0 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 recommended that interested parties conduct a physical inspection of the property to verify the accuracy of the floor plan and obtain specific information about the property's condition, amenities, and any other relevant details.
Plan produced using PlanUp.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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

lovelle

01472 812250

humberston@lovelle.co.uk

