

Buy. Sell. Rent. Let.



lovelle

Church Lane, Humberston



When it comes to
property it must be

lovelle



£335,000



A beautifully presented character cottage on Church Lane, offering timeless charm, lovely gardens and a peaceful village setting.

Key
Features

- Sought-after Church Lane position in Humberston
- Charming character cottage full of period features
- Two inviting reception rooms plus a stunning sun room
- Traditional cottage-style kitchen with Belfast sink
- Useful utility room and ground floor WC
- Two characterful bedrooms with exposed beams
- Stylish first-floor bathroom
- Beautifully established and private gardens
- EPC rating TBC & Tenure: Freehold





A Truly Charming Character Cottage in a Sought-After Village Setting

Tucked away on the ever-desirable Church Lane in Humberston, this enchanting character cottage is a home of rare charm, offering a beautiful blend of period features, thoughtfully arranged accommodation and stunning, established gardens. Properties of this nature and setting are seldom available, making this a particularly special opportunity.

From the moment you arrive, the cottage's attractive façade and manicured front garden set the tone for what lies within. Internally, the property is full of warmth and personality, with exposed beams, feature fireplaces and a layout that flows comfortably while retaining the intimate feel expected of a traditional cottage.

The ground floor accommodation is centred around a welcoming living room, complemented by a separate dining room which provides an ideal space for both everyday family life and entertaining. To the rear, a delightful and generously proportioned sun room creates a wonderful additional reception space, enjoying views across the garden and offering a peaceful spot to relax throughout the seasons.

The kitchen is beautifully in keeping with the character of the home, fitted with cream cabinetry, wooden work surfaces, a traditional-style range area and a charming Belfast sink positioned beneath a garden-facing window. A useful utility room sits just off the main living space, adding valuable practicality and storage, while a ground floor WC completes the lower level accommodation.

To the first floor, the cottage offers two well-proportioned bedrooms, both enjoying the charm of sloping ceilings and exposed beams, creating cosy and characterful sleeping spaces. These are served by a stylish bathroom, fitted with a white suite and finished in a manner that complements the period feel of the property. Outside, the gardens are a true highlight – beautifully established, thoughtfully landscaped and offering a high degree of privacy. They provide the perfect setting for outdoor dining, gardening or simply enjoying the tranquillity of this sought-after village location.

Situated within easy reach of Humberston's local amenities, countryside walks and nearby coastal attractions, this is a home that offers charm, comfort and convenience in equal measure.

Quiet, timeless and full of soul, this is the kind of property that people wait years for.

Entrance Hall

Living Room

4.99m x 3.66m (16'5" x 12'0")

Dining Room

4.99m x 3.58m (16'5" x 11'8")

Sun Room

3.71m x 7.34m (12'2" x 24'1")

Kitchen

4.67m x 1.73m (15'4" x 5'8")

Utility Room

3.42m x 2.33m (11'2" x 7'7")

Landing

Bedroom

2.88m x 3.39m (9'5" x 11'1")

Bedroom

2.42m x 3.43m (7'11" x 11'4")

Bathroom

2.01m x 3.39m (6'7" x 11'1")

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 - 1000 Mbps (download speed), 100 Mbps (upload speed).

Agents Note

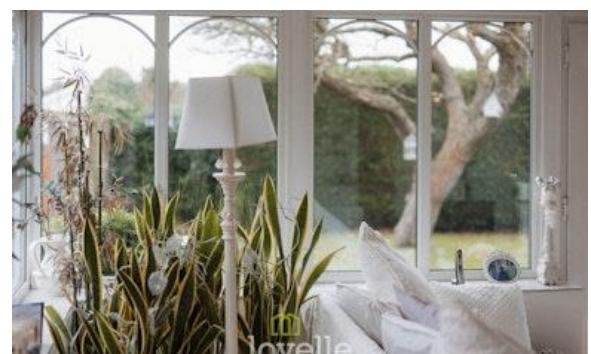
These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:-

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.









lovelle



lovelle



lovelle

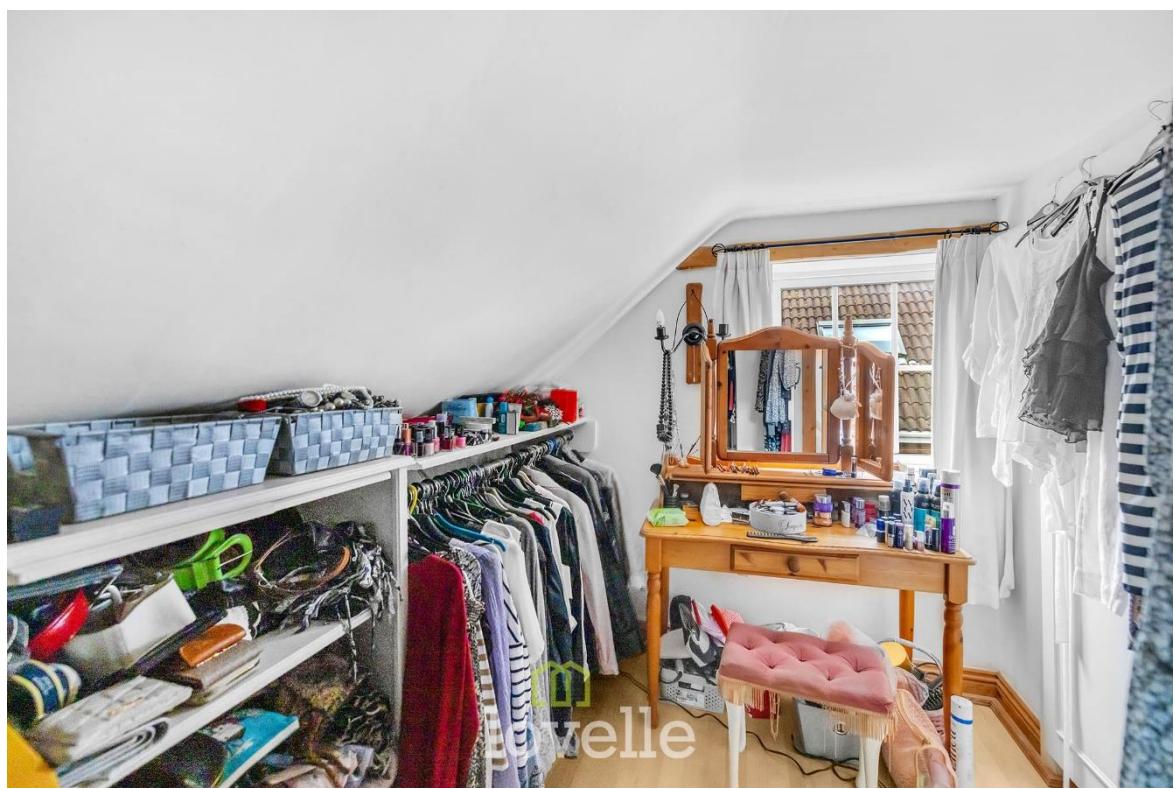


lovelle





lovelle



lovelle



lovelle



lovelle



lovelle



lovelle



 **lovelle**



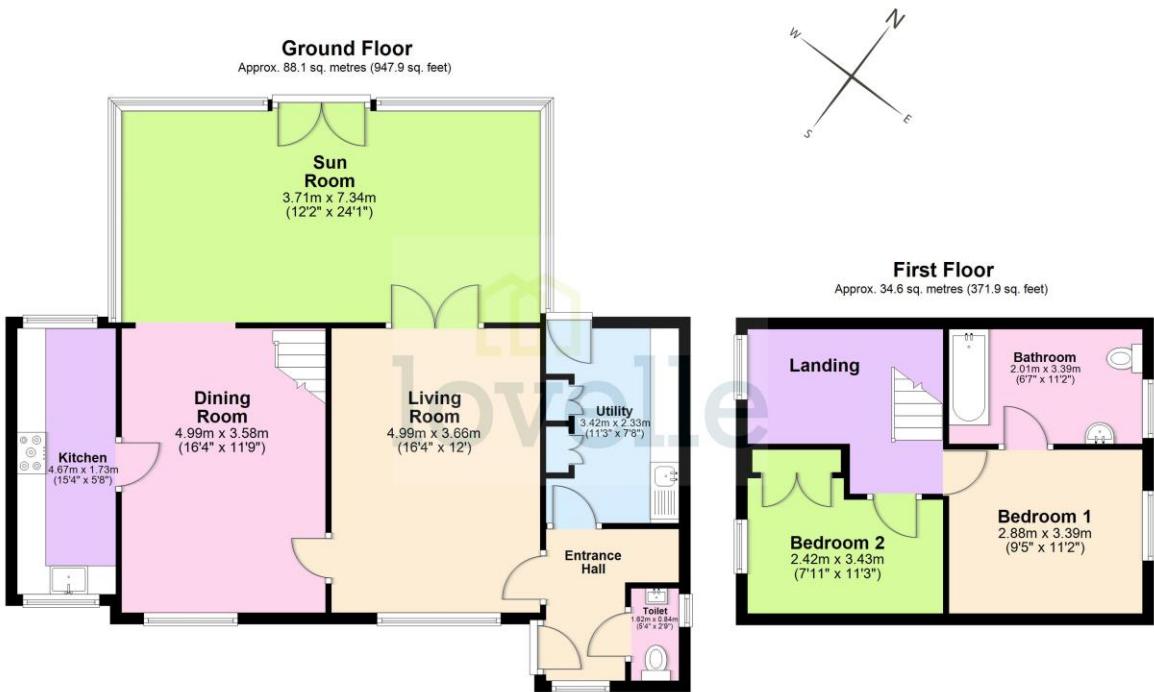
 **lovelle**



lovelle



lovelle



Total area: approx. 122.6 sq. metres (1319.9 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.



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


lovelle

01472 812250

humberston@lovelle.co.uk