

Buy. Sell. Rent. Let.



Humberston Avenue, Grimsby



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When it comes to
property it must be


lovelle



£280,000



Hidden from the hustle and the bustle, two-bedroom semi-detached cottage stands back from the main road with immaculate manicured gardens and a shared driveway which leads to the front garden and with a pebbled driveway providing off-road parking for a number of vehicles.

Key Features

- Quaint Semi-Detached Cottage
- Beautifully Presented Through-Out
- Full of Character
- Lounge & Sitting Room
- Upgraded & Enhanced Kitchen
- Stunning Sun Room with Roof Lantern
- Two Double Bedrooms
- En-Suite and Bathroom
- Ample Off Road Parking
- Lawned Rear Garden & Summer House
- EPC rating TBC
- Tenure: Freehold





Welcome to the epitome of charm and character! Positioned on Humberston Avenue, Humberston, we are delighted to present this enchanting two-bedroom semi-detached cottage. Carefully tended by its current owner, this residence exudes timeless appeal and boasts an array of distinguished features that elevate it to a league of its own.

As you step into this meticulously maintained home, your gaze is immediately drawn to the "Amtico" flooring that graces the living spaces, setting the tone for a home that blends modern comforts with classic allure. The kitchen boasts a vaulted ceiling adorned with timber double-glazed "Velux" roof lights, creating an atmosphere of light and warmth. Recently upgraded kitchen units with granite surfaces add a touch of luxury, ensuring both style and functionality. Beyond the kitchen, a delightful sunroom extension beckons, leading you to an enclosed courtyard garden that promises moments of tranquility. A spacious lawned garden at the rear provides the perfect backdrop for outdoor enjoyment complete with a timber summerhouse.

Venture to the first floor, where two double bedrooms await your discovery. The master bedroom takes centre stage with its en-suite shower room, offering a private retreat. The well-appointed bathroom features a charming cottage-style suite, complete with a roll-top bath, epitomizing relaxation and refinement.

This home is equipped for modern living with extensive uPVC double glazing and efficient gas-fired central heating, ensuring comfort throughout the seasons. Impeccably decorated, every corner of this residence exudes a sense of style and sophistication, making it a captivating choice for those seeking a beautiful home in a highly desirable location.

Tradition meets contemporary living as the home showcases its heritage through features such as the inglenook fireplace, adorned with a timber mantel and a Victorian-style wood-burning stove, creating a focal point in the living space. Oak beams grace the lounge and dining room, adding a touch of rustic elegance, while shutters adorn the majority of the windows, enhancing both privacy and charm.

In summary, this delightful property is a rare gem, offering a perfect blend of traditional features and modern comforts. With its captivating ambiance and desirable location, this home is certain to enchant those with an appreciation for timeless style and a penchant for gracious living.

Entrance Hall

1.32m x 0.77m (4'4" x 2'6")

Lounge

3.60m x 3.36m (11'10" x 11'0")

Dining Room

4.58m x 3.31m (15'0" x 10'11")

Kitchen

4.65m x 2.30m (15'4" x 7'6")

Sun Room

3.45m x 2.14m (11'4" x 7'0")

Utility Room

2.46m x 1.69m (8'1" x 5'6")

Cloakroom

1.10m x 1.03m (3'7" x 3'5")

Landing

0.85m x 1.46m (2'10" x 4'10")

Master Bedroom

3.33m x 3.22m (10'11" x 10'7")

En-Suite

1.72m x 1.18m (5'7" x 3'11")

Bedroom Two

3.34m x 3.01m (11'0" x 9'11")

Bathroom

2.37m x 2.19m (7'10" x 7'2")

Council Tax Information

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

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.

Viewing

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01472 812250.

We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

How To Make An Offer

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <https://www.lovelle.co.uk/privacy-policy/> and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

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. There is shared driveway that grants access of right of way to the cottages at the rear

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