

Buy. Sell. Rent. Let.



lovelle

Queen Elizabeth Road, Humberston

 3  1  1

When it comes to  
property it must be

lovelle



£265,000



Beautifully upgraded dormer bungalow offering flexible living, stunning kitchen-diner and a private garden in Humberston.

**Key Features**

- Superb semi-detached dormer bungalow
- Highly sought-after Humberston village location
- Stunning open-plan kitchen and dining room
- Light-filled living room with feature fireplace
- Three flexible bedrooms across two floors

- Modern bathroom plus first-floor cloakroom
- Private, low-maintenance rear garden with pergola
- Driveway providing off-road parking
- EPC rating E & Tenure: Freehold





This superb semi-detached dormer bungalow occupies a highly regarded position within the ever-popular village of Humberston and is a home that truly stands out. Beautifully presented throughout, the property offers deceptively spacious and flexible accommodation, ideal for family life, all of which has been upgraded and enhanced to an excellent standard by the current owners.

The sense of quality is immediate upon entering the property. A generous and welcoming entrance hall provides a lovely first impression, offering ample space for storage and access to both the ground floor accommodation and the staircase to the first floor. The layout flows effortlessly, creating a practical yet elegant feel throughout.

Positioned to the front of the property, the living room is a warm and inviting space, filled with natural light from the wide bay window. A stylish feature fireplace provides a focal point, making this an ideal room for both relaxing evenings and entertaining guests.

The heart of the home lies to the rear, where the stunning open-plan kitchen and dining room creates a superb hub for everyday living. Beautifully finished, the kitchen is fitted with an extensive range of contemporary units, quality work surfaces and integrated appliances, complemented by a striking range cooker and excellent storage. The dining area enjoys double doors opening out to the rear garden, allowing the space to be flooded with light and offering seamless indoor-outdoor living during the warmer months.

The ground floor continues to impress with two further versatile rooms. Bedroom one is a generous double bedroom located to the front of the property and benefits from an excellent range of fitted wardrobes. Bedroom three is currently utilised as a dining room, but would work equally well as an additional bedroom, home office or snug, offering flexibility to suit a wide range of buyers. Completing the ground floor is a beautifully appointed modern bathroom, finished with a contemporary suite and stylish tiling.

To the first floor, the dormer extension provides an excellent additional bedroom suite. Bedroom two is a spacious double room with useful built-in storage and the added benefit of a private cloakroom/WC, making it ideal as a guest suite, teenager's room or principal bedroom if desired.

Externally, the property continues to impress. The rear garden is a beautifully arranged and private space, designed with ease of maintenance in mind, featuring a patio seating area and pergola, the pergola being negotiable. The aerial view highlights just how well the property sits within its plot, offering both privacy and a lovely outlook. To the front, a driveway provides off-road parking, completing the practicality of this fantastic home.

Overall, this is a beautifully maintained and thoughtfully improved property that offers space, flexibility and quality in equal measure. Situated close to Humberston's well-regarded schools, local amenities and transport links, this is a home that will appeal to a wide range of buyers seeking village living with adaptable accommodation.

## Porch

## Entrance Hall

## Living Room

4.86m x 3.35m (15'11" x 11'0")

## Bedroom 3/ Dining Room

2.86m x 3.35m (9'5" x 11'0")

## Kitchen/Dining Room

6.44m x 5.14m (21'1" x 16'11")

## Bedroom

3.78m x 2.93m (12'5" x 9'7")

## Bathroom

1.77m x 2.11m (5'10" x 6'11")

## Bedroom

3.78m x 4.85m (12'5" x 15'11")

## WC

## 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- 15 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**



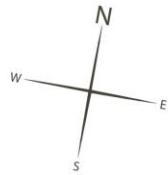
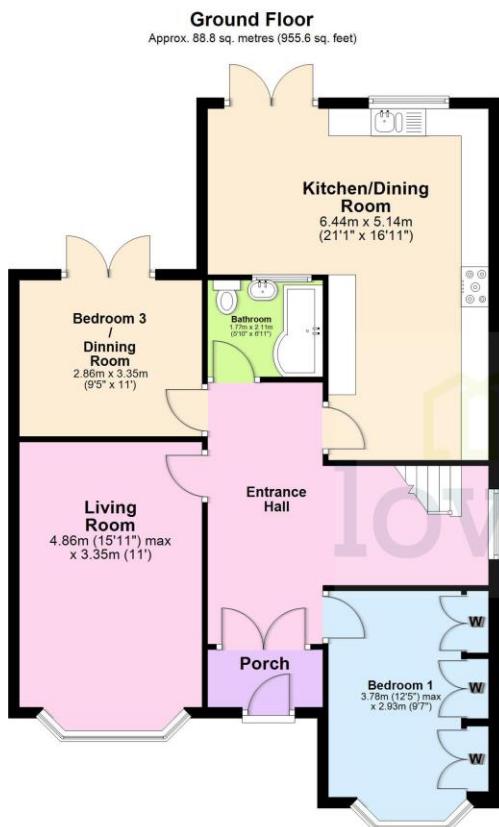
lovelle



lovelle

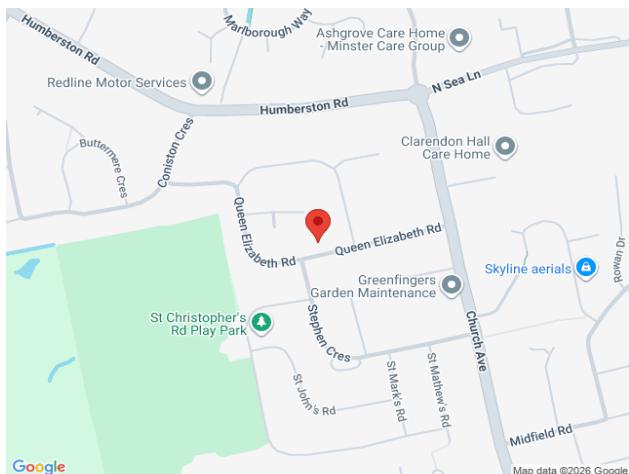


 **lovelle**



Total area: approx. 111.2 sq. metres (1196.4 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.



When it comes to property  
it must be

  
**lovelle**

01472 812250

humberston@lovelle.co.uk