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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



Field House Road

Humberston
DN36 4UJ

£240,000

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Property Introduction

Crofts Estate Agents are delighted to bring to the market this stunning and substantially extended three bedroom semi-detached bungalow, ideally positioned on the ever-popular Fieldhouse Road in Humberston. Beautifully presented throughout and finished with a fresh, contemporary style, this impressive home offers a superb combination of generous living space, modern comfort and excellent practicality. The property has been thoughtfully extended and arranged to provide an ideal layout for modern single-storey living, making it equally appealing to families and those looking to downsize without compromising on space. Internally, the accommodation is finished to a high standard and features three well-proportioned bedrooms, a stylish kitchen-diner providing an excellent space for both everyday family life and entertaining, together with a useful utility area and a modern bathroom. The attention to detail continues outside, where the property benefits from an attractive low-maintenance front garden and a generous driveway providing ample off-road parking, leading to a detached garage. To the rear is a particularly appealing private garden, offering a good degree of privacy and providing an excellent space for relaxing, entertaining or enjoying the outdoors. Further benefits include gas central heating, uPVC double glazing and a full electrical rewire completed in 2025, providing valuable peace of mind for the new owner. Fieldhouse Road is a highly sought-after location within Humberston, ideally placed for local amenities, well-regarded schools and excellent transport links, whilst also being within easy reach of the wider coastal area. This is a superb

opportunity to acquire a spacious, stylish and genuinely move-in-ready bungalow in a popular Humberston location. Properties of this calibre are sure to attract considerable interest, so early internal viewing is highly recommended to fully appreciate the quality, space and lifestyle on offer.

Entrance Hallway

Entering the property through the entrance porch reveals a spacious hallway, finished with the fresh, modern décor that continues throughout the home, with a radiator and laminate flooring.

Lounge

14' 1" x 10' 11" (4.28m x 3.33m)

Neutrally decorated and having a uPVC double glazed window to the front elevation. Central heating radiator. Laminate flooring.

Kitchen/Diner

20' 6" x 10' 2" (6.25m x 3.09m)

The spacious kitchen-diner has a window and door to the rear elevation and a further window to the side. Coving to the ceiling, a radiator and laminate flooring. There is also a modern fitted kitchen offering an excellent array of fitted wall and base units with work surfacing with a sink and drainer, microwave, electric oven and gas hob with extractor over. A dishwasher and fridge freezer are also included. The dining area provides ample space for a range of furniture as required. Vertical central heating radiator.

Utility room

5' 10" x 8' 1" (1.79m x 2.46m)

The utility room has access to the loft, coving to the ceiling, a radiator and laminate flooring. There is also plumbing for a washing machine. Access to the bathroom.

Bathroom

9' 1" x 8' 1" (2.76m x 2.46m)

The bathroom has two opaque windows to the rear elevation, fully tiled walls and a central heating radiator. There is a white suite comprising a WC, wash hand basin and corner bath, along with an electric shower and wet room-style drainage.

Bedroom 1

13' 3" x 11' 2" (4.04m x 3.40m)

Bedroom one has a window to the front elevation, coving to the ceiling, a radiator and laminate flooring. There is also a range of fitted furniture.

Bedroom 2

9' 5" x 10' 11" (2.87m x 3.33m)

Bedroom two has French doors opening to the rear elevation, coving to the ceiling and a central heating radiator.

Bedroom 3

6' 11" x 10' 11" (2.11m x 3.34m)

Bedroom three has a window to the side elevation, coving to the ceiling, a radiator and laminate flooring. There is also a fitted wardrobe.

Garage

20' 3" x 7' 11" (6.17m x 2.42m)

The garage has an up-and-over door, together with a window and personnel door to the side elevation. Electricians are also provided, which were renewed in 2025.

Outside

A low-maintenance frontage provides off-road parking for four vehicles, with gates giving access to the garage and rear garden. The rear garden reveals a good-sized lawn with established shrubs, all enclosed by perimeter fencing. There is also a stylish patio area, ideal for alfresco dining and outdoor entertaining. To the rear of the property there is a garden room which has been installed ideal for those working from home or just a place to sit and relax.

Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Broadband and Telecom Communications

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

Viewings

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

Council Tax Information

Band B: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

Mortgage Services

Our Mortgage Services Consultants can help you explore your mortgage and protection options by providing clear guidance on the home-buying process, including the costs involved and advice on how much you can afford to borrow. They can also help you find the right mortgage by comparing thousands of deals from a panel of high street and specialist lenders.

Any fees payable will be explained in your initial no-obligation appointment, before you choose whether to use our Mortgage Services.

Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.





Total floor area 104.6 m² (1,125 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		