



# CROFTS ESTATE AGENTS

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21a Forest Way  
Humberston  
DN36 4HQ

Offers in the Region Of £350,000

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### Property Description

Crofts are absolutely delighted to be able to bring to the market this superb detached family home located within this small cul-de-sac forming part of Forest Way in the ever-popular village of Humberston. This lovely detached family home has been significantly enlarged and stylishly redesigned by the current owner to create an exceptional modern living space. Beautifully presented throughout, the property offers spacious and versatile accommodation, whilst enjoying the benefit of majority double glazing, central heating and underfloor heating and is ideal for family life. This lovely home briefly comprises entrance hallway, a stunning open-plan Living Kitchen, extending to approximately 25ft and undoubtedly the showpiece of the property, fitted with an abundance of units with contrasting maple butcher block worktops and a large central island breakfast bar, this space is ideal for both everyday living and entertaining. The kitchen flows seamlessly into a impressive Sun Lounge extension (completed in 2021), featuring a striking lantern roof and bifold doors opening onto the rear garden. The ground floor also offers a spacious front lounge with media wall, together with an additional sitting room (formerly the garage), providing excellent flexibility as a family room, playroom or home office. Utility Room and a separate W.C. complete the

ground floor accommodation. To the first floor, the landing leads to four well-proportioned bedrooms all of which can accommodate a double bed. The main bedroom benefits from a walk-in wardrobe and a recently installed en-suite Shower Room with double walk-in shower. The family Bathroom is another selling point finished in a striking black and white design with twin countertop basins, double-ended bath, W.C. and a large designer walk-in shower with drencher head. Externally, the property boasts excellent kerb appeal, enhanced by two-tone powder blue rendering and modern anthracite grey windows. There is a walled front garden and side driveway providing off-road parking. The rear garden is a particular highlight, enjoying a private aspect with the garden recently had new soil ready for seeding or turf, exterior lighting, creating the perfect setting for outdoor entertaining. Early viewing is highly recommended to fully appreciate the space, style and quality on offer.

### Entrance Hallway

17' 6" x 6' 10" (5.334m x 2.073m)

A lovely spacious and welcoming hallway where the balustrade and spindle staircase rises to the first floor level. Accessed via an attractive oak and glazed front door with matching side panels, the hallway features built-in furniture under the stairs with cupboards

and drawer space and there is recessed lighting and grey laminate flooring continuing throughout the ground floor level.

### **Lounge**

17' 10" x 12' 0" (5.44m x 3.66m)

A good size room with built-in media wall, recessed lighting and ceiling cornice.. It has a radiator and a uPVC double glazed bow window.

### **Living / Breakfast Kitchen**

24' 6" x 12' 0" (7.47m x 3.66m)

A fabulous open plan Living Kitchen incorporating a superb Sun Lounge with lantern roof. There is a large breakfast island with built-in 1.5 bowl sink, mixer tap and a superb Nexus dual fuel range oven combining 5 rings, two ovens, grill and plate warmer. There is a large extractor fan, built-in spice rack and a breakfast bar overhang. Further matching storage cupboards incorporate a built-in dishwasher, cutlery drawers and the central heating boiler. There is a uPVC double glazed side window and patio doors opening onto the rear garden.

### **Sunroom or Dining Area**

19' 3" x 10' 0" (5.87m x 3.05m)

With a lantern roof allowing natural light and bifold grey uPVC framed doors giving views and access onto the rear garden.

### **Utility**

6' 9" x 4' 7" (2.06m x 1.40m)

Positioned just off the kitchen with a matching range of cupboards with built-in washing machine, vent for a tumble dryer and preparation area.

### **Cloakroom**

With a white suite comprising W.C, corner handbasin and a chrome heated towel rail. It has an extractor fan and a tiled ceramic floor.

### **Sitting Room**

19' 3" x 10' 0" (5.87m x 3.05m)

Open plan to the kitchen, another excellent reception room (formerly the garage). It features laminate flooring, ceiling spotlights and a uPVC double glazed front window.

### **First Floor Landing**

9' 9" x 3' 7" (2.97m x 1.09m)

With access to the loft space (part boarded with power and light).

### **Bedroom One**

13' 10" x 10' 6" (4.22m x 3.20m)

An interesting shaped bedroom with walk-in wardrobe and an en-suite shower room. Recently decorated, the room has recessed ceiling lights, a radiator and a uPVC double glazed window.

### **Ensuite Shower Room**

11' 6" x 7' 10" (3.51m x 2.39m)

Fitted with a white suite comprising: vanity sink unit with built-in shelving and ceramic washbasin with mono tap, concealed cistern W.C. and an extra large walk-in shower with rainfall head, additional handset and a Roman sliding door. There is a radiator, recessed lighting and a uPVC double glazed window.

### **Bedroom Two**

14' 10" x 10' 0" (4.52m x 3.05m)

A good size second bedroom with recessed ceiling spotlights, central heating radiator and a uPVC double glazed window.

### **Bedroom Three**

12' 8" x 10' 8" (3.86m x 3.25m)

Another good size double bedroom with recessed lighting, a radiator and uPVC double glazed rear window.

### **Bedroom Four**

10' 1" x 7' 7" (3.07m x 2.31m)

With built-in storage cupboards, radiator and a uPVC double glazed rear window.

### **Bathroom**

11' 6" x 7' 10" (3.51m x 2.39m)

A large modern bathroom in a black and white finish, individually designed to include 'His and Hers' ceramic sink bowls with mono taps and matching tabletop with drawers beneath. There is a large double ended panel bath with mixer taps and shower attachment, W.C, and a superb double walk-in designer shower with fixed drencher head, handrail and Roman sliding glass door. The walls have a textured grey finish with recessed lighting and a uPVC double glazed rear window.

### **Outside**

The front garden is mainly laid to lawn set behind a brick and coping stone wall with grey slate borders. It has a concrete driveway, fencing to the perimeters and a side gate leading in turn to a lovely private rear garden. The rear garden is designed for



ease of maintenance with a shaped lawn surrounded by a grey slate pathway and further enhanced by external lighting.



### **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 and all viewings are strictly by appointment only please.

### **Council Tax Information**

Band D: To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)

### **Free Valuations**

We offer a free valuation with no obligation, just call the relevant office or visit [www.croftsestateagents.co.uk](http://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.

### **Mortgage and Financial Advice**

With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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**OPEN 7 DAYS A WEEK**

Monday to Friday  
Saturday  
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9am to 5.30pm (Tuesday opening 9.30am)  
9am to 3.00pm  
11am to 2.00pm (Louth & Immingham closed)

