



**74 Coniston Crescent, Humberston, North East Lincolnshire, DN36 4BA**  
**£230,000**

## Key Features:

- Three Bedroom Detached Bungalow
- Superb Position Backing Onto Humberston Golf Course
- Two Double Bedrooms
- Study/Third Bedroom
- Spacious Full Width Sun Room
- Rear Lounge With Log Burner
- Private South Facing Rear Aspect
- Excellent Scope For Modernisation

Located in this sought after residential area, an individual Three Bedroom Detached Bungalow occupying a superb position backing onto Humberston golf course. Offering good sized accommodation, set in attractive gardens enjoying a private south facing rear aspect.

The accommodation comprises; entrance hall, kitchen, a full width sunroom with views of the garden, snug lounge with log burner, two double bedrooms, a study/third bedroom, and a bathroom. Viewing Highly Recommended.



## ENTRANCE HALL

A central entrance hall, with built-in storage cupboards, one housing the gas central heating boiler. Feature glazed double doors leading into the lounge.

## KITCHEN

14'10" x 9'4" (4.53 x 2.85)

Fitted with a large range of white units and contrasting work surfaces incorporating a resin sink. Integrated dishwasher, plumbing for a washing machine, and space for further appliances. Side aspect window. Open access to:-



## SUN ROOM

23'9" x 9'1" (7.26 x 2.77)

Overlooking the rear garden, a spacious full width sun room providing dining and sitting areas. With patio doors to the rear, and access to the side of the property. Glazed double doors leading to:-

## LOUNGE

15'8" x 10'10" (4.80 x 3.32)

Rear lounge with feature fireplace incorporating a log burning stove.



## BEDROOM 1

10'11" x 10'9" (3.33 x 3.28)

Master bedroom with a front aspect window and fitted wardrobes.

## BEDROOM 2

8'11" x 10'9" (2.74 x 3.29)

A second double bedroom, with a side aspect window.

## BEDROOM 3

9'4" x 6'11" (2.85 x 2.11)

Currently used as a study, with a front aspect window.



## BATHROOM

9'4" x 5'4" (2.85 x 1.63)

Fitted with a pedestal basin, wc, and corner bath with overhead shower. Heated towel rail, and a side aspect window.

## OUTSIDE

The property is set in well maintained established gardens, approached by a driveway to the front. The rear garden offers excellent privacy, and is mainly laid to shaped lawn with well stocked beds and borders. Outbuildings include a gazebo with fire pit/ bbq, two sheds, and a spacious garden room. There is a full width paved patio across the back of the bungalow, a courtyard area to the side, and a lean-to currently used as a workshop & potting shed.



## GARDEN ROOM

17'8" x 8'3" (5.39 x 2.52)

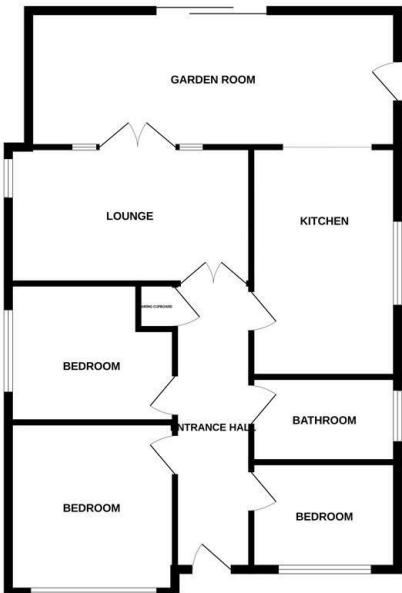
A versatile room, ideal as a home office, garden bar etc,

## TENURE

FREEHOLD

## COUNCIL TAX BAND

C



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. Prospective buyers should not rely on the floorplan and should make their own enquiries. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or working order. Made with Metrolist C2003

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

## Viewing

By appointment only.

## Tenure

We are advised by the vendor that the property is: As Above However, prospective purchasers should have the tenure of this property confirmed by a solicitor.

Additional Information Local Authority: North East Lincolnshire Council Telephone 01472 313 131

Services: All mains services are available or connected subject to the statutory regulations. we have not tested any heating systems, fixtures, appliances or services.

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