



**10 Alder Avenue, Humberston, North East Lincolnshire, DN36 4ZE**  
**£299,950**

## Key Features:

- Modern Four Bedroom Detached Home
- Spacious Family Living Over Three Floors
- Generous Corner Plot with South Facing Garden
- Kitchen Diner & Separate Utility Room
- Dual Aspect Lounge Opening onto the Rear Garden
- Four Double Bedrooms
- Three Bathrooms plus Ground Floor WC
- Main Bedroom with En Suite & Dressing Room
- Driveway Parking & Detached Garage
- Desirable Village Location Close to Popular Schools..... CHAIN FREE

Occupying a generous corner position, this well presented four bedroom detached home offers spacious accommodation arranged over three floors. Built in 2019 by Countryside Properties to their 'Thornton' design, the layout is well suited to modern family living. The ground floor comprises an entrance hall with cloakroom/WC, a bay fronted lounge with French doors opening onto the garden, an open plan kitchen, living and dining space, and a separate utility room.

At first floor level is the main bedroom, complete with a dressing area and en-suite shower room, alongside a further double bedroom and a family bathroom.

The top floor provides two additional well-sized bedrooms served by a shower room.

Outside, the south facing rear garden has been thoughtfully landscaped for ease of maintenance, featuring artificial lawn, sandstone patio areas and a private side area currently accommodating a hot tub. A double width block paved driveway to the rear provides access to the detached garage. Conveniently positioned off Humberston Avenue, the property is located within easy reach of local amenities, highly popular schools and the seafront.



### ENTRANCE HALL

6'8" x 4'11" (2.05 x 1.52)

Accessed via a modern composite front entrance door. With staircase to the first floor.

### CLOAKROOM/WC

5'8" x 3'3" (1.74 x 1.01)

Fitted with a WC and hand basin.

### LOUNGE

19'6" x 10'10" (5.96 x 3.31)

Of dual aspect, with a bay window to the front and French doors opening onto the rear patio. Feature fireplace incorporating a modern electric fire.

### KITCHEN DINER

22'11" x 11'5" (7.00 x 3.48)

Fitted with a large range of cream gloss units, contrasting worktops incorporating a stainless-steel sink, built-in double oven, gas hob with extractor over, integrated fridge/freezer and dishwasher. Front aspect bay window, and additional window to the rear

### UTILITY ROOM

6'9" x 5'6" (2.06 x 1.69)

Rear entrance to the property, with a built in storage cupboard, sink unit, plumbing for a washing machine and housing the gas central heating boiler.

### FIRST FLOOR LANDING

With a built-in storage cupboard, and rear aspect window.

### BEDROOM 1

11'11" x 11'5" (3.65 x 3.48)

To front aspect.

### DRESSING AREA

6'1" x 6'1" (1.86 x 1.86)

### EN - SUITE

7'2" x 4'10" (2.20 x 1.49)

Fitted with a large shower enclosure, pedestal basin, WC, and heated towel rail.

### BEDROOM 2

10'11" x 9'10" (3.33 x 3.00)

To front aspect .

### FAMILY BATHROOM

9'3" x 7'5" (2.84 x 2.27)

Fitted with a panelled bath, large shower enclosure, pedestal basin, WC, and heated towel rail.

### SECOND FLOOR LANDING

With a built-in storage cupboard.

### BEDROOM 3

14'5" x 10'11" (4.40 x 3.34)

To front aspect, plus additional Velux roof light.

### BEDROOM 4

13'6" x 7'1" (4.14 x 2.16)

To front aspect.

### SHOWER ROOM

6'11" x 5'1" (2.11 x 1.56)

Fitted with a shower enclosure, pedestal basin, WC and heated towel rail.

### GARAGE

20'1" x 10'11" (6.14 x 3.34)

A single garage, with an up and over front door, side pedestrian door, and overhead storage,

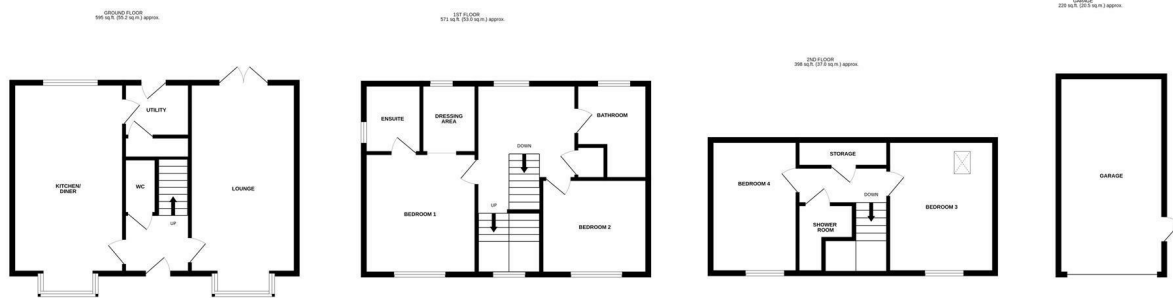
### TENURE

FREEHOLD

### COUNCIL TAX BAND

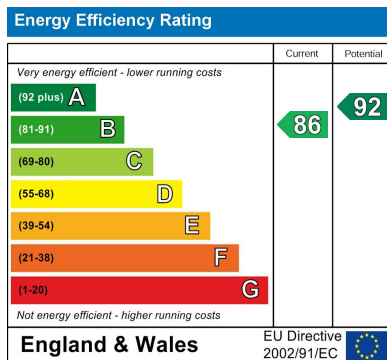
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TOTAL FLOOR AREA : 1784 sq.ft. (165.7 sq.m.) approx.

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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### 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.

### DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS

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