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15 Church Avenue
Humberston
DN36 4DA

£525,000

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

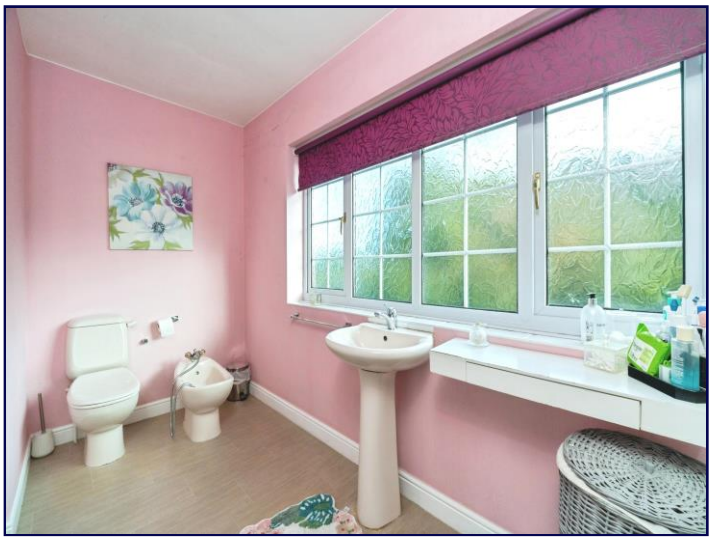
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Property Description
Situated on the highly regarded Church Avenue in Humberston, this impressive Four bed detached family home occupies a generous plot with beautifully established gardens and excellent off-road parking. Offering spacious, well-presented accommodation throughout, the property combines versatile living space with a sought-after non-estate location. The accommodation includes an inviting reception hall, spacious lounge with French doors to the garden, formal dining room, stylish fitted dining kitchen with integrated appliances, adjoining sitting area, utility room and cloakroom. Upstairs are four genuine double bedrooms, including a superb principal bedroom with en-suite shower room, together with a family bathroom. Outside, the property boasts a substantial driveway, an almost triple-length garage and a versatile workshop/store. The delightful rear garden features extensive lawns, mature planting and patio areas, perfect for outdoor entertaining. Ideally placed within walking distance of highly regarded schools and local amenities, with Cleethorpes just a short drive away, this is a superb family home in one of Humberston's most desirable locations. Viewing is highly recommended.

Entrance Hallway
A welcoming and impressively spacious reception hallway creating an excellent first impression, featuring a turned staircase rising to the first floor with attractive balustrading. Neutrally decorated and filled with natural light from the entrance door and side window, the hall offers ample space for freestanding furniture and provides access to the principal ground floor accommodation. Finished with coving to the ceiling and useful under-stairs storage.

W.C
4' 1" x 7' 5" (1.24m x 2.26m)
Fitted with a low-flush WC, this useful ground floor cloakroom is ideal for family living and visiting guests. Featuring a frosted window providing natural light and privacy.

Lounge
23' 3" x 11' 9" (7.09m x 3.59m)
An impressive and exceptionally spacious principal reception room, beautifully presented and ideal for both everyday family living and entertaining. This well-proportioned room enjoys an abundance of natural light from the large front-facing window and French doors opening onto the rear garden, creating a bright and airy atmosphere throughout. A focal point is provided by the contemporary inset fireplace, while the generous dimensions comfortably accommodate multiple seating areas. Finished in a tasteful neutral style with coving to the ceiling, the room offers a

versatile and welcoming space with attractive views over the gardens.

Dining Room
12' 8" x 10' 4" (3.85m x 3.16m)
A spacious and characterful formal dining room, ideal for family meals and entertaining guests. The room enjoys excellent natural light from a large picture window overlooking the garden, while exposed ceiling beams add warmth and charm. Offering ample space for a full dining suite and additional furniture, the room benefits from a serving hatch to the kitchen, creating a practical connection for everyday living and entertaining. A versatile reception room with an attractive outlook and plenty of space for larger gatherings.

Kitchen
12' 8" x 12' 6" (3.86m x 3.81m)
A spacious and well-appointed dining kitchen, fitted with an attractive range of modern shaker-style wall and base units complemented by contrasting work surfaces and tiled splashbacks. The kitchen is equipped with a range of integrated appliances, including a double oven, gas hob with stainless steel extractor canopy, dishwasher and inset sink unit positioned beneath a large window overlooking the delightful rear garden. Offering excellent storage and generous preparation space, the room provides ample space for family dining and everyday living, while the open archway creates a seamless flow into the adjoining sitting area. A practical door leads to the utility room, enhancing the functionality of this impressive family hub.

Sitting Area
9' 2" x 7' 9" (2.80m x 2.35m)
Open plan to the dining kitchen, this versatile sitting area provides an ideal additional reception space for informal relaxation. Enjoying an abundance of natural light through large sliding patio doors opening onto the rear garden and patio, the room creates a seamless connection between indoor and outdoor living. With ample space for comfortable seating and attractive garden views, it is perfectly suited as a family snug, reading area or garden room, offering flexibility to suit a variety of lifestyles.

Utility Room
4' 5" x 11' 5" (1.34m x 3.48m)
A practical and well-equipped utility room fitted with additional wall and base units, complementary work surfaces and a stainless-steel sink with drainer. Providing dedicated plumbing and space for laundry appliances, the room offers excellent storage and preparation space to support busy family life. A glazed external door provides convenient access to the rear garden, making it ideal for everyday household use.

First Floor Landing
A spacious first-floor landing providing access to all four bedrooms and the family bathroom. Featuring an attractive balustrade overlooking the staircase and finished in neutral tones, the landing offers a bright and welcoming feel.

Bedroom 1
15' 9" x 13' 0" (4.80m x 3.97m)
An impressive principal bedroom of generous proportions, offering ample space for a king-size bed and a full range of bedroom furniture. The room is beautifully bright thanks to a large window overlooking the rear garden, while fitted wardrobes provide excellent built-in storage. Well presented throughout and enjoying the added benefit of a spacious en-suite shower room, this superb main bedroom creates a comfortable and private retreat within the home.

En-suite
13' 0" x 6' 0" (3.97m x 1.83m)
Serving the principal bedroom, this generously proportioned en-suite is fitted with a three-piece suite comprising a pedestal wash hand basin, low-flush WC and a large walk-in shower enclosure. A wide frosted window floods the room with natural light while maintaining privacy, creating a bright and airy feel. With ample floor space, tiled flooring and useful storage options, this well-appointed en-suite provides a practical and comfortable addition.

Bedroom 2
12' 8" x 11' 5" (3.87m x 3.49m)
A spacious and well-presented double bedroom enjoying a pleasant outlook over the rear garden through a large window that floods the room with natural light. The room benefits from a range of fitted mirrored wardrobes, providing excellent storage whilst enhancing the sense of space. Offering ample room for a double bed and additional bedroom furniture.

Bedroom 3
12' 8" x 11' 6" (3.85m x 3.50m)
– A spacious and beautifully presented double bedroom, enjoying a pleasant outlook through a large window that provides an abundance of natural light. The room benefits from an extensive





range of fitted wardrobes, offering excellent built-in storage and making full use of the available space. With ample room for a double bed and additional furniture, this attractive bedroom is finished in a contemporary style and would be ideal as a principal guest room or a well-proportioned family bedroom.

Bedroom 4
11' 10" x 10' 10" (3.61m x 3.29m)
A well-presented and versatile double bedroom enjoying a pleasant outlook through a large window that provides excellent natural light. The room offers ample space for a double bed and freestanding furniture, while built-in storage cupboards maximise practicality and help maintain a clutter-free environment.

Bathroom
10' 11" x 6' 2" (3.33m x 1.89m)
A well-proportioned family bathroom fitted with a four-piece suite comprising a panelled bath, separate shower enclosure, pedestal wash hand basin and low-flush WC. A large frosted window provides excellent natural light while maintaining privacy, creating a bright and airy space. Finished with attractive tiled splashbacks and wood-effect flooring.

Outside
The property is approached via a substantial gravelled driveway providing excellent off-road parking for numerous vehicles and giving access to the garage. The front garden is predominantly laid to lawn and complemented by a variety of mature shrubs and established planting, creating an attractive setting and enhancing the property's kerb appeal. Set back from the road on a generous plot, the frontage provides a good degree of privacy while offering a welcoming approach to this impressive family home. The property enjoys a beautifully established and exceptionally generous rear garden, offering a high degree of privacy and an ideal environment for family enjoyment and outdoor entertaining. Predominantly laid to lawn, the garden is complemented by mature trees, established hedging and well-stocked planting, creating an attractive and peaceful setting. A central seating area provides the perfect spot for al fresco dining and relaxation, while extensive paved patio areas wrap around the property, offering multiple spaces from which to enjoy the surroundings. The garden's impressive size and mature landscaping make it a standout feature of this exceptional family home.

Double Garage
39' 4" x 10' 6" (12.00m x 3.20m)
Large double length garage with personal door leading from the rear garden. Internal light and power.

Workshop
11' 6" x 10' 6" (3.50m x 3.20m)
A useful space providing garden storage for everyday items.









Tenure
Believed to be , 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 F: To confirm council tax banding for this property please view the websitewww.voa.gov.uk/cti

Mortgage Services
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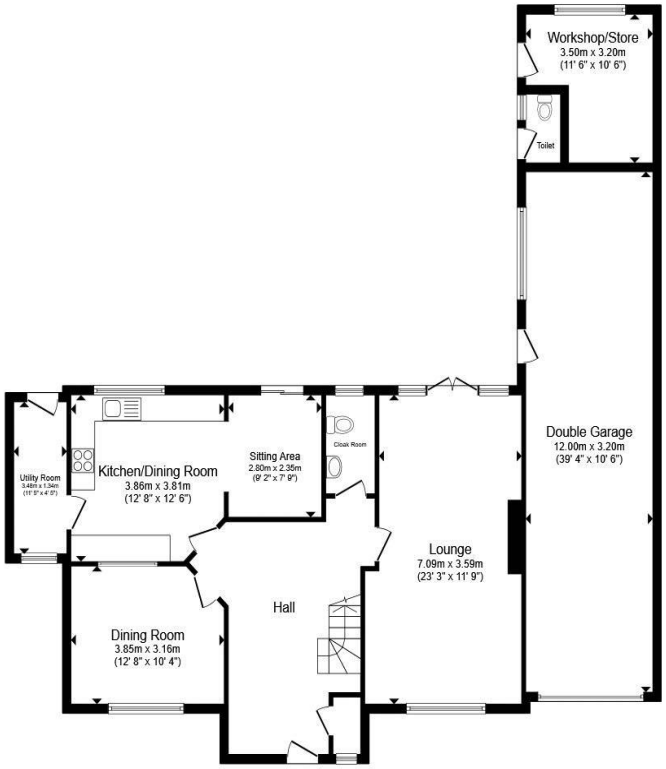
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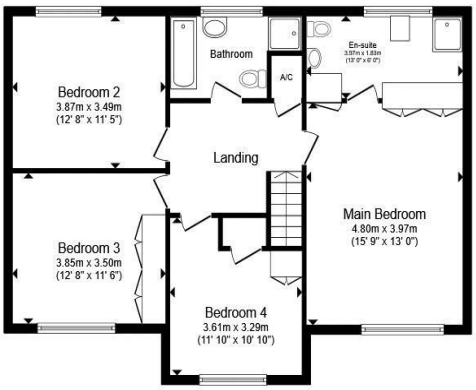
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Ground Floor

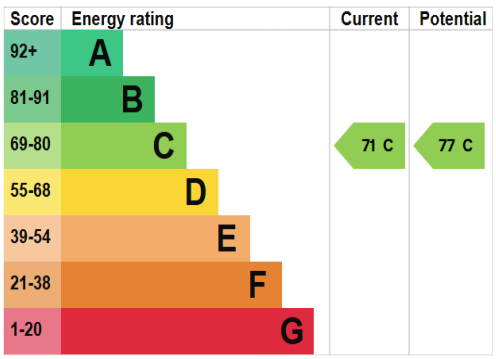


First Floor

Total floor area 214.1 m² (2,305 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

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