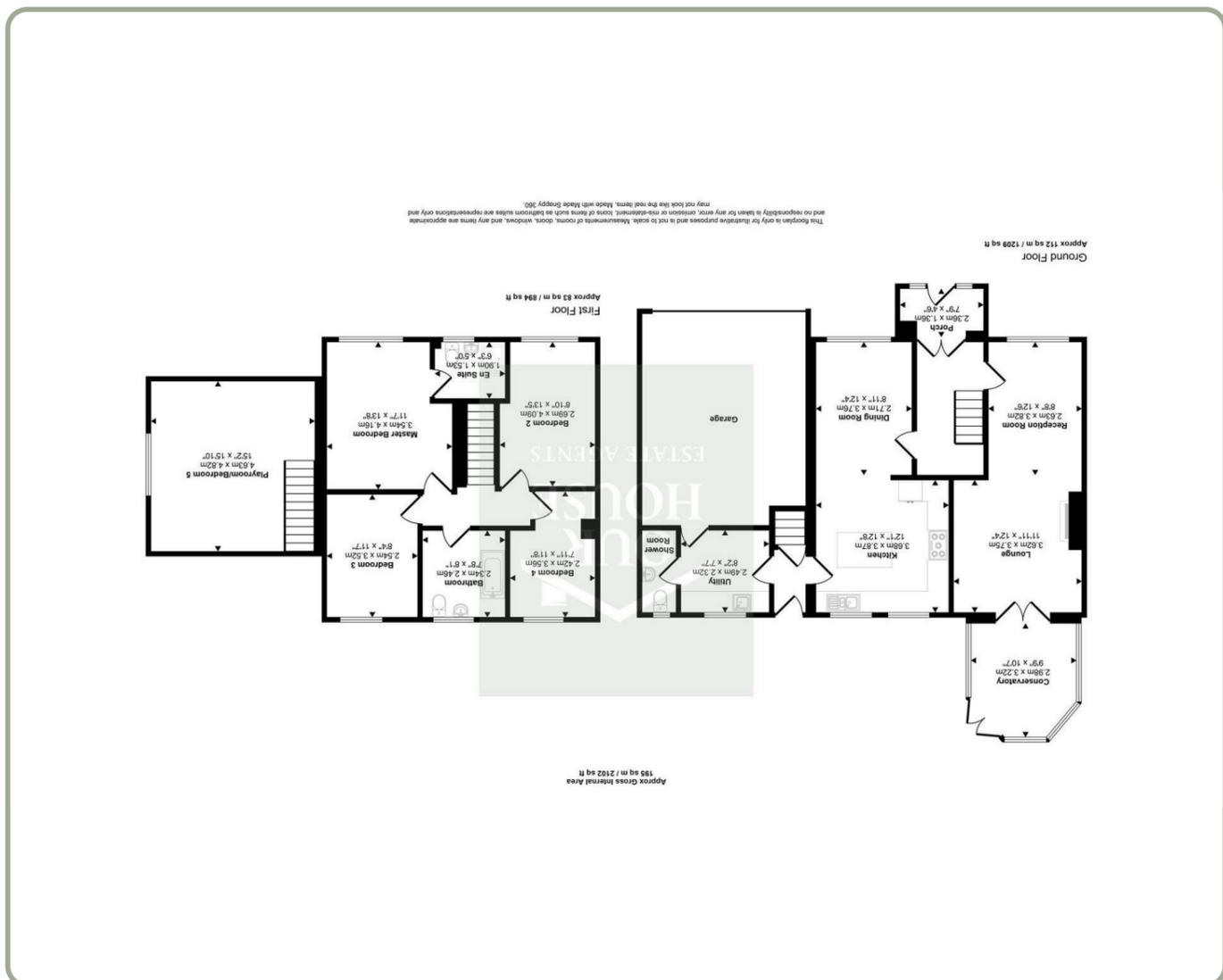
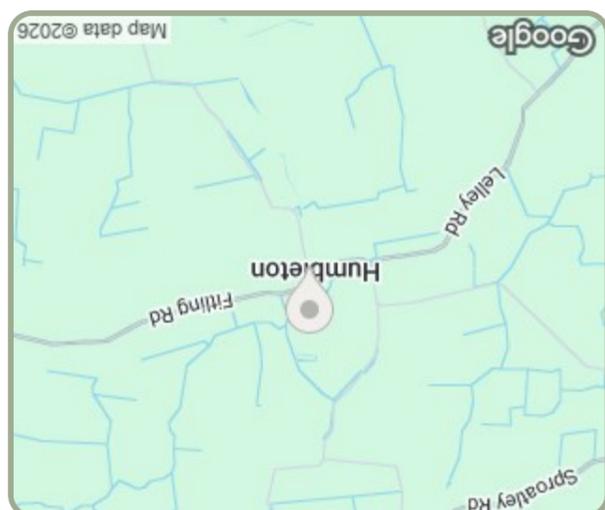
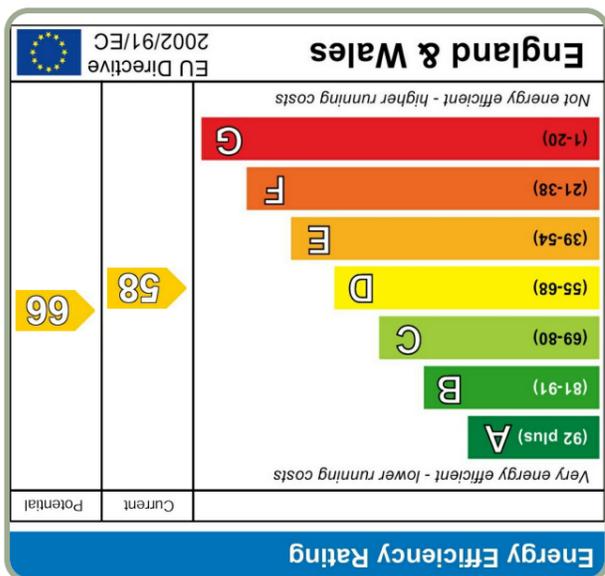


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Please contact our Our House Estate Agents Office on 01964 532121 if you wish to arrange a viewing appointment for this property or require further information.

## Viewings



# Our House Estate Agents

20 Newbegin Hornsea, East Yorkshire, HU18 1AL  
T. 01964 532121 | E. office@ourhouseestateagents.co.uk



Humblebeck Main Road, Humbleton, HU11 4NL  
£400,000

5 Bedrooms, 3 Bathrooms, 1 Living Room, and a Double Garage icon.

• SOLAR PANNELS • EXECUTIVE DETACHED PROPERTY • POPULAR VILLAGE LOCATION • VIEWS OVER FIELDS • 5 BEDROOMS • SUBSTANTIAL LIVING SPACE

**\*\* CHAIN FREE!! \*\***

Set in the centre of the lovely village of Humbleton, this beautiful family home offers the perfect rural setting and sits on a generous plot overlooking fields to the rear. The home offers substantial living space throughout with 5 bedrooms and multiple versatile reception rooms. The property benefits from a large integrated garage with electric door and car charging point, along with parking for 2/3 cars to the front. To the rear of the property there is a stunning lawned garden with paved seating area, pond and arbour with hot tub!

Floorplan briefly comprises of entrance porch, kitchen/dining/family room, living room, conservatory, utility room and shower room to the ground floor. The 1st floor has 5 bedrooms (one currently used as a playroom and one with en-suite) and family bathroom.

This exquisite property must be viewed to be appreciated!

EPC - D  
Council Tax - E  
Tenure - Freehold





**Front Garden**

Concrete paved imprint style, parking for 2/3 cars.

**Entrance Porch**

Windows to front and entrance door, tiled flooring.

**Entrance Hall**

French entrance doors, staircase to first floor, spindle banister, radiator, laminate flooring, coving to ceiling, under stairs shelving.

**Wet Room**

Window to rear of property, W.C, hand wash basin, tiled walls, extractor fan, heated towel rail, shower, tiled flooring.

**Lounge**

25'11" x 12'2"

Window to front of property, French doors to conservatory, fireplace with log fire, coving to ceiling, two ceiling roses, dado rail, radiator, carpeted.

**Kitchen Diner Family Room**

25'11" x 12'4"

Window to front of property and two windows to rear of property, fitted wall and base units, work surfaces, composite one and a half bowl sink with single drainer,

gas hob, space for range style oven, fridge freezer and dish washer built in, part tiled walls, tiled flooring, coving to ceiling, extractor fan, radiator, fitted island with breakfast bar and storage.

**Utility**

8'3" x 7'11"

Window to rear of property, fitted wall and base units, work surfaces, bowl sink, tiled flooring, radiator, space and plumbing for washing machine and tumble dryer, door to garage, loft access.

**Conservatory**

10'8" x 10'2"

Windows to side and rear of property, French doors to garden, laminate flooring.

**Rear Hallway**

Door to rear garden, staircase to playroom/bedroom 5, tiled flooring.

**First Floor Landing**

Carpeted.

**Master Bedroom**

13'10" x 11'10"

Window to front of property, radiator, carpeted.

**En-suite**

6'5" x 5'1"

Window to front of property, W.C, hand wash basin, step in shower, heated towel rail, tiled flooring, tiled walls, extractor fan.

**Bedroom 2**

13'7" x 8'11"

Window to front of the property, radiator, carpeted.

**Bedroom 3**

11'9" x 8'5"

Window to rear of property, radiator, carpeted.

**Bedroom 4**

12'0" x 8'0"

Window to the rear of the property, radiator, carpeted.

**Playroom/Bedroom 5**

15'11" x 15'7"

Window to side of property, radiator, carpeted, spindle banister.

**Bathroom**

8'3" x 7'9"

Window to rear of property, W.C, pedestal hand wash basin, panelled bath with shower over, radiator, part tiled walls, vinyl flooring, coving to ceiling.

**Rear Garden**

Laid mainly to lawn, paved seating area, hedged and fenced boundaries, multiple garden sheds and summerhouse, planted borders, arbour with hot tub, pond.

**Double Garage**

21'3" x 15'5"

Integral, electric up and over door, power and light points, window to side, electric vehicle charging point.



