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Newlands Park, Humberston



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£325,000



Spacious four bedroom detached family home in exclusive Humberston cul-de-sac, close to seafront, schools and amenities.

Key Features

- Four bedroom detached family home
- Exclusive cul-de-sac position off North Sea Lane
- Spacious living room & separate dining room
- Modern fitted kitchen with breakfast area
- Utility room & ground floor cloakroom
- Principal bedroom with en-suite shower room
- Block paved driveway & integral garage
- Enclosed rear garden with patio & lawn
- EPC rating C & Tenure: Freehold





Tucked away within this small and exclusive cul-de-sac just off North Sea Lane, this well proportioned four bedroom detached family home enjoys a great position within Newlands Park, Humberston – ideally placed for Cleethorpes seafront, local amenities and well regarded schools.

The accommodation is both practical and spacious, perfectly suited to modern family life.

The ground floor begins with a welcoming entrance hall with staircase to the first floor. To the front of the property sits a generous living room, a bright and comfortable space ideal for relaxing. To the rear, the separate dining room enjoys French doors opening onto the garden, creating a lovely setting for family meals and entertaining.

The kitchen is fitted with a range of modern units, integrated appliances, ample worktop space, along with a breakfast area. Off the kitchen is a useful utility room and ground floor cloakroom.

To the first floor, the landing leads to four well proportioned bedrooms. The principal bedroom benefits from fitted wardrobes and its own en-suite shower room. Bedrooms two and three are comfortable doubles, whilst bedroom four offers flexibility as a nursery, home office or guest room. The family bathroom completes the accommodation and is fitted with a three piece suite.

Externally, the property stands behind a block paved driveway allowing ample off road parking and access to the integral garage. The rear garden is fully enclosed, enjoying a generous paved patio area and lawn – ideal for children, pets and summer gatherings.

Entrance Hall

Living Room

3.63m x 4.84m (11'11" x 15'11")

Dining Room

3.94m x 3.03m (12'11" x 9'11")

Kitchen

2.9m x 4.92m (9'6" x 16'1")

Utility

1.49m x 1.8m (4'11" x 5'11")

WC

Landing

Bedroom

4.58m x 3.05m (15'0" x 10'0")

En-Suite

2.03m x 2.12m (6'8" x 7'0")

Bedroom

4.58m x 3.32m (15'0" x 10'11")

Bedroom

3.21m x 2.33m (10'6" x 7'7")

Bedroom

2.03m x 2.97m (6'8" x 9'8")

Family Bathroom

Location

Humberston is a sought after village with its ever popular Comprehensive School and a wide range of facilities including several public houses, supermarkets, newsagents etc. Regular bus services provide easy access to both Grimsby and Cleethorpes Town Centres, together with an abundance of leisure activities including the nearby Humberston Country Club with its golf course and Cleethorpes seafront.

Broadband Type

Standard- 8 Mbps (download speed), 0.9 Mbps (upload speed), Superfast - 31 Mbps (download speed), 6 Mbps (upload speed). Ultrafast - 1000 Mbps (download speed), 100 Mbps (upload speed).

Agents Note

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All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive. Some images have been enhanced to improve presentation. An internal viewing is highly recommended to fully appreciate the property.











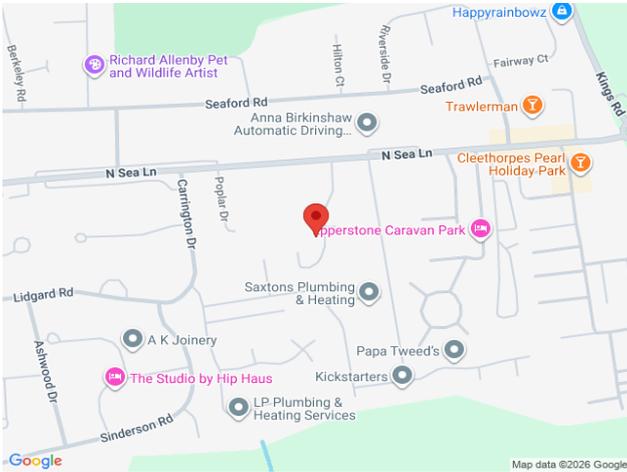


Ground Floor
Approx. 71.9 sq. metres (774.1 sq. feet)

First Floor
Approx. 65.5 sq. metres (704.7 sq. feet)

Total area: approx. 137.4 sq. metres (1478.8 sq. feet)

The provided floor plan is intended for general informational purposes only and may not accurately represent the exact dimensions, layout, or features of the property. The floor plan should not be relied upon for making decisions about purchasing, renting, or modifying the property. Actual measurements and features may vary. It is recommended that interested parties conduct a physical inspection of the property to verify the accuracy of the floor plan and obtain specific information about the property's condition, amenities, and any other relevant details.
Plan produced using PlanUp.



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