



276, Grimsby Road, Humberston, North East Lincolnshire, DN36 4AF
£320,000

Key Features:

- Traditional Bay Fronted Semi Detached Home
- Highly Popular Village Location
- Open Plan Kitchen/Dining Room
- Lounge & Sun Room
- Downstairs Cloakroom & First Floor Shower Room
- Versatile Detached Annex
- Generous Plot with Ample Driveway Parking
- South Facing Landscaped Rear Garden
- Well Regarded School Catchment

Situated within the highly popular village of Humberston, this traditional bay fronted semi detached home offers spacious and versatile accommodation, making it an excellent choice for family living.

The property is conveniently positioned within the catchment of well regarded schools, close to local amenities and a short distance from the attractions and seafront of Cleethorpes.

Well presented throughout, the accommodation is accessed via an entrance hall leading to a bay fronted lounge with feature limestone fireplace incorporating a gas stove. To the rear of the property, the open plan kitchen/dining room includes a range of wall and base units, integrated fridge/freezer, dishwasher and a range cooker. French doors open into the sun room, providing additional reception space overlooking the garden, whilst a recently refurbished cloakroom/WC completes the ground floor.

To the first floor are three bedrooms, including two double bedrooms benefiting from built-in storage, together with a family shower room.

Plantation shutters fitted to selected rooms further enhance the property's stylish and well maintained presentation.

A particular feature of the property is the detached annex, converted from the former garage and comprising a dining kitchen, modern shower room and a double bedroom. Offering excellent versatility, the space is suited to multi-generational living, independent teenagers, guest accommodation, a home office or studio use.

Occupying a generous plot, the property benefits from a resin stone-bound driveway providing ample off road parking, whilst the south facing rear garden has been attractively landscaped to create a private and low maintenance outdoor space.



LOUNGE
16'0" x 11'5" (4.89 x 3.48)

KITCHEN
16'4" x 6'11" (5.00 x 2.12)

DINING ROOM
13'3" x 10'4" (4.04 x 3.16)

SUN ROOM
12'0" x 9'8" (3.67 x 2.97)

CLOAK/WC
4'10" x 2'10" (1.48 x 0.87)

FIRST FLOOR

BEDROOM 1
15'7" x 11'3" (4.77 x 3.44)

BEDROOM 2
13'2" x 10'4" (4.03 x 3.17)

BEDROOM 3
8'10" x 7'0" (2.71 x 2.15)

SHOWER ROOM
6'9" x 6'2" (2.07 x 1.90)

ANNEXE

KITCHEN
11'10" x 8'5" (3.62 x 2.57)

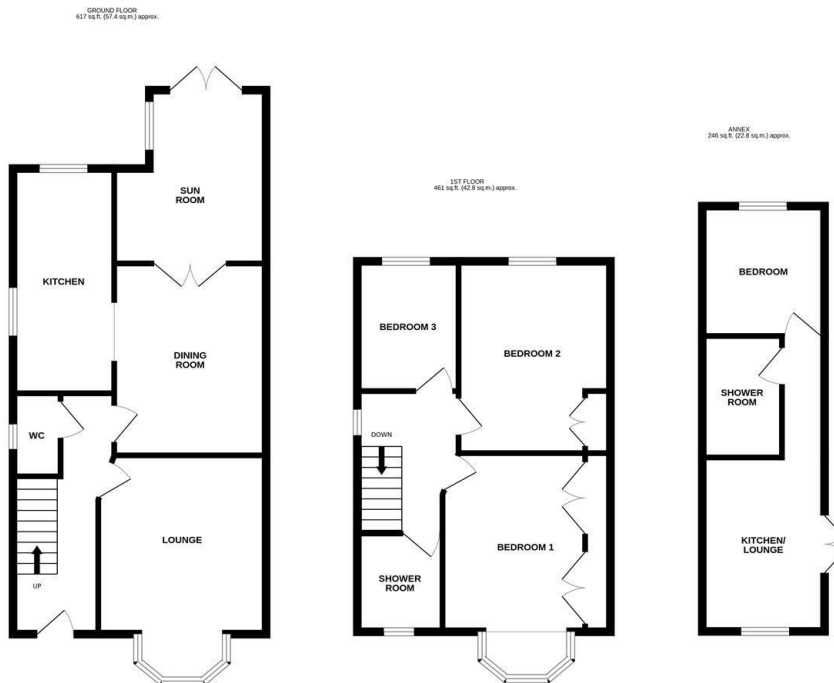
BEDROOM
8'11" x 8'8" (2.73 x 2.65)

SHOWER ROOM
5'3" x 4'10" (1.62 x 1.48)

COUNCIL TAX

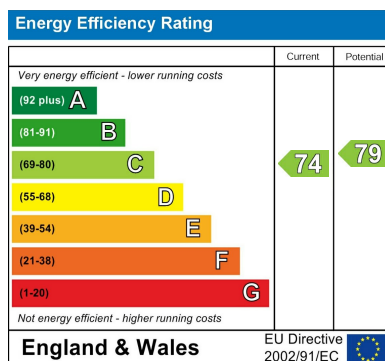
TENURE
FREEHOLD





TOTAL FLOOR AREA: 1324 sq.ft. (123.0 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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