



Queen Elizabeth Road, Humberston, DN36 4DE

**FOR SALE - £245,000**

**CanTERS**

Chartered Surveyors

Early viewing is highly recommended on this well-presented bay-fronted three-bedroom detached dormer bungalow, found within the much sought-after and highly regarded village of Humberston. The well planned accommodation, which benefits from uPVC double glazed windows and a gas-fired central heating system, briefly comprises: entrance hall, open plan living kitchen, two bedrooms and a four-piece bathroom to the ground floor, and a further bedroom to the first floor.

The village is well serviced for local amenities and facilities, including local shopping parades, hot food takeaways, a public house and a regular bus service. Within the village are Humberston Preschool and Primary School, Humberston Cloverfields Academy and Humberston Academy, Tesco Extra, Cleethorpes Country Park and Bannatyne Health Club & Spa.

<b>Entrance Hall</b>	Having a black-fronted composite part double glazed door with uPVC sidelights. Wood effect flooring, a spindle staircase to the first floor accommodation, and a useful understairs cupboard.
<b>Living Kitchen</b>	7.28m max x 3.32m max plus 2.72m x 2.70m
<b>Living Area</b>	With window overlooking the front garden and two uPVC double glazed doors to the rear which open out onto the patio. A storage cupboard houses the central heating boiler.
<b>Kitchen Area</b>	Fitted with a range of cream high gloss wall cupboards and base units with contrasting wood effect worktops, incorporating a stainless steel single drainer unit with mixer tap over. Integrated Hotpoint oven and grill, Neff stainless steel four ring gas hob with a stainless steel chimney-style extractor hood over, space for both a washing machine and fridge, tiled splashbacks, tiling to the floor, downlights to the ceiling, and a window overlooking the garden.
<b>Bedroom 1</b>	3.81m into bay x 3.31m With walk-in bay window overlooking the front garden.
<b>Bedroom 2</b>	3.34m x 3.18m With window overlooking the rear garden.
<b>Bathroom</b>	With suite comprising: panelled bath, vanity-style wash hand basin with mixer tap over, and low flush WC. Separate tiled walk-in shower with rainhead fitting over and a wall-mounted chrome towel rail. Part tiled walls, tiling to the floor, and downlights to the ceiling.
<b>First Floor</b>	
<b>Bedroom 3</b>	3.08m x 2.75m plus 2.13m x 1.43m – (restricted head height to part) With window to the rear aspect, Velux roof light, and a walk-in cupboard.
<b>Outside</b>	The property stands back behind a low-level wall, with the front garden being laid predominantly to lawn and an edged gravel driveway providing parking for a number of vehicles. Gates to the side provide access to the enclosed fenced rear garden, which is partly lawned with a paved patio and a raised decked patio. The detached garage now functions as a secure store, having two uPVC double glazed doors to the front. Outside lighting and tap.
<b>Tenure</b>	We are verbally advised the property is Freehold, with formal confirmation awaited from the vendor's solicitor.
<b>Council Tax Band:</b>	B (Subject to confirmation by the Local Authority)
<b>EPC Rating:</b>	C

**Further Information And To View:** Viewing by appointment only, contact James Chisholm james@canters.co.uk 01472 356143.

**Disclaimer:** This floor plan is for illustrative purposes only and not to scale; it should not be relied upon for accuracy. The image remains the intellectual property of Canters and should not be reproduced without consent.

**ADDITIONAL PHOTOS & PLANS**



**Entrance Hall**



**Kitchen**



**Living Kitchen**



**Living Kitchen**



**Bedroom 1**



**Bedroom 2**

**CanTERS**  
www.canTERS.co.uk

**01472 356143**

**Grimsby 12 Town Hall Street, DN31 1HN**

**Property Inspected: 23/04/2026**

Disclaimer: CanTERS, a trading name of Scotts Property LLP, gives notice that: i) these particulars are a general outline only, for the guidance of prospective purchasers/occupiers and do not constitute the whole or any part of an offer or contract; ii) all descriptions, dimensions, references to condition and necessary permissions for use or occupation and other details contained herein are given in good faith and interested parties should not rely on them as representations or statements of fact and must satisfy themselves as to their accuracy; iii) they will not be liable in negligence or otherwise for any loss arising from the use of these particulars; iv) no representative of CanTERS has any authority to make or give any representation of warranty or enter into any contract whatsoever in relation to the property; v) all prices and rentals quoted are exclusive of VAT.

**ADDITIONAL PHOTOS & PLANS**



Bathroom



Bathroom



Bedroom 3



Rear Garden



Rear Garden



Front Garden

Grimsby 12 Town Hall Street, DN31 1HN

Property Inspected: 23/04/2026

Disclaimer: Canters, a trading name of Scotts Property LLP, gives notice that: i) these particulars are a general outline only, for the guidance of prospective purchasers/occupiers and do not constitute the whole or any part of an offer or contract; ii) all descriptions, dimensions, references to condition and necessary permissions for use or occupation and other details contained herein are given in good faith and interested parties should not rely on them as representations or statements of fact and must satisfy themselves as to their accuracy; iii) they will not be liable in negligence or otherwise for any loss arising from the use of these particulars; iv) no representative of Canters has any authority to make or give any representation of warranty or enter into any contract whatsoever in relation to the property; v) all prices and rentals quoted are exclusive of VAT.

**Canters**  
www.canters.co.uk

01472 356143