



**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

\*\*\* OPEN WEEKEND \*\*\*

Saturday 18th & Sunday 19th July

10am - 3pm

\*\*\* NO APPOINTMENT NEEDED \*\*\*

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



**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**

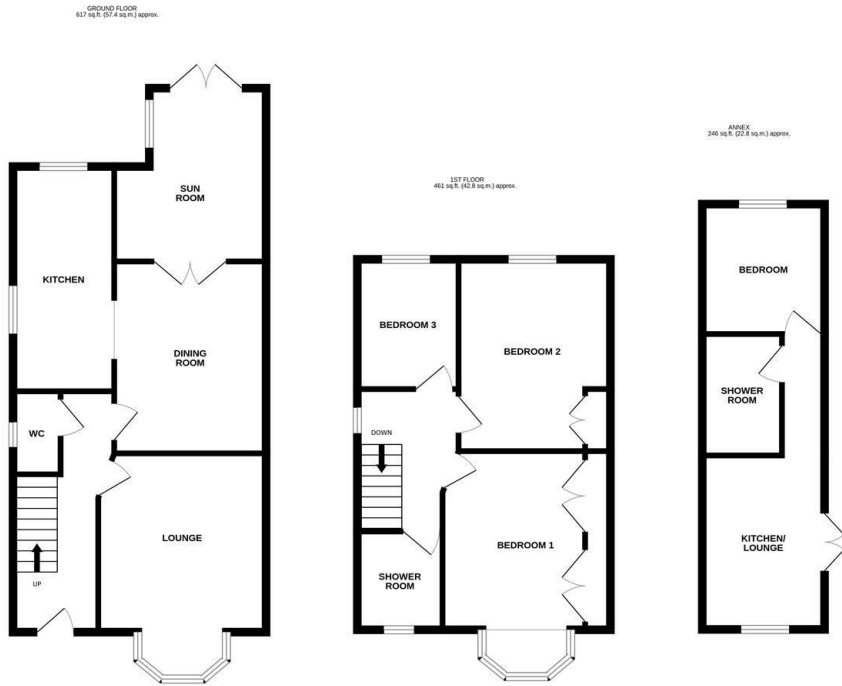
5'3" x 4'10" (1.62 x 1.48)

**COUNCIL TAX**

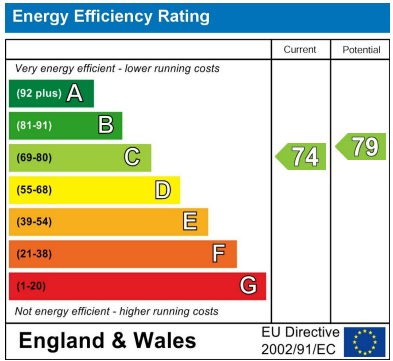
**TENURE**

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.  
 Made with Metropix i200k.



**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**

Although we have taken great care to ensure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. Any references to the condition, use or appearance of the property or appliances therein, are made for guidance only, and no warranties are given or implied by this information. It is not the Agents policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries., in order to ensure that any necessary consents have been obtained. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purposes only and are not for any other use but guidance and illustration. The Agents have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore

