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Hurstlea Drive
Humberston
Grimsby
DN36 4XG

Offers in the Region Of £249,950

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham :

Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk



Property Introduction

Situated on a generous corner plot in the ever-popular village of Humberston, this impressive four-bedroom semi-detached home offers spacious and versatile accommodation, making it an ideal choice for growing families. The property has been thoughtfully designed to create an effortless flow throughout the ground floor. A welcoming lounge opens seamlessly into the dining room, which in turn leads into the bright and airy sun room, creating an exceptional open-plan living and entertaining space filled with natural light. The well-appointed breakfast kitchen provides ample storage and workspace, while a useful pantry and convenient ground floor WC complete the accommodation on this level. Upstairs, the property continues to impress with four well-proportioned bedrooms, offering flexibility for family living, guests or those working from home. The accommodation is served by a stylish four-piece family bathroom, featuring both a bath and separate shower. Externally, the property enjoys a substantial corner plot with gardens to both the front and rear, providing excellent outdoor space for children, entertaining or simply relaxing. A large driveway offers extensive off-road parking for multiple vehicles and leads to a detached garage, providing additional storage or workshop potential. Occupying a sought-after residential position on Hurst Lea Drive, the property is conveniently located for highly regarded schools, local amenities, excellent transport links and the nearby coastline. Combining generous living space, versatile accommodation and an enviable plot, this is a superb family home that offers the perfect balance of comfort, practicality and location. Early viewing is highly recommended to fully appreciate everything this fantastic property has to offer.

Entrance Hall

Entering the property reveals coving to the ceiling, a radiator and laminate flooring.

WC

With a WC, basin and laminate flooring.

Kitchen/Breakfast Room

13' 9" x 16' 5" (4.20m x 5.00m)

With dual aspect windows to the rear and side elevation, a tiled floor and a door into a pantry with a window to the front elevation. There is also an extensive range of fitted units with plenty of counter space along with a one and a half sink and draining, plumbing for a dish washer and a breakfast bar. There is also an electric oven and gas hob with an extractor over.

Living room

12' 4" x 15' 8" (3.75m x 4.78m)

The living room has a window to the front elevation, coving to the ceiling, a radiator and laminate flooring. There is also a feature fire place with reclaimed brick and multi-fuel stove.

Dining Room

13' 9" x 9' 5" (4.19m x 2.86m)

The dining room has coving to the ceiling, a radiator and laminate flooring.

Sun room

12' 2" x 8' 6" (3.70m x 2.59m)

The sun room has dual aspect windows, French doors to the rear elevation and laminate flooring.

First Floor Landing

The first floor landing has a window to the side elevation and a carpeted floor.

Bedroom 1

11' 3" x 12' 8" (3.43m x 3.86m)

Bedroom one has a window to the rear elevation, a radiator and a carpeted floor. There is also built in storage.

Bedroom 2

9' 11" x 11' 1" (3.01m x 3.39m)

Bedroom two has a window to the front elevation, a radiator and a carpeted floor.

Bedroom 3

10' 11" x 7' 3" (3.33m x 2.22m)

Bedroom three has a window to the side elevation, a radiator and a carpeted floor.

Bedroom 4

10' 10" x 8' 0" (3.29m x 2.44m)

Bedroom four has a window to the front elevation, a radiator and a carpeted floor.

Bathroom

8' 3" x 5' 7" (2.51m x 1.69m)

With an opaque window to the rear elevation, fully tiled walls, a heated towel rail, tiled floor and a built in cupboard. There is also a four piece suite with a WC, vanity basin, bath and a shower cubicle.

Garage

17' 1" x 9' 11" (5.21m x 3.02m)

The garage has an up and over door, power and an alarm.

Outside

Standing within a generous plot with ample off road parking to the front. Gates reveal the rear garden and garage. The rear garden is real treat and the feature point of this property, perfect for a family or anyone wanting space. Mainly laid to lawn with established shrubs and a patio area ideal for alfresco dining.

Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Broadband and Telecom Communications

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

Viewings

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

Council Tax Information

Band B: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

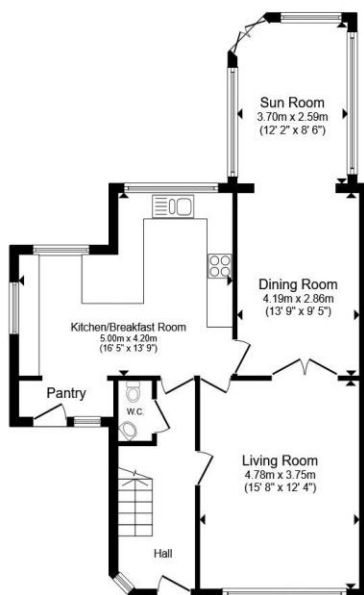
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Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

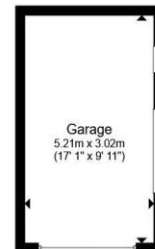




Ground Floor



First Floor



Garage

Total floor area 137.0 m² (1,474 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		