



Humberston Avenue | Humberston |

Asking Price: £599,000



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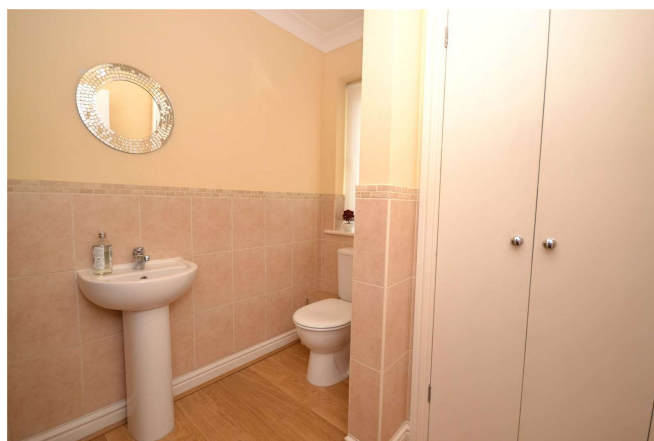
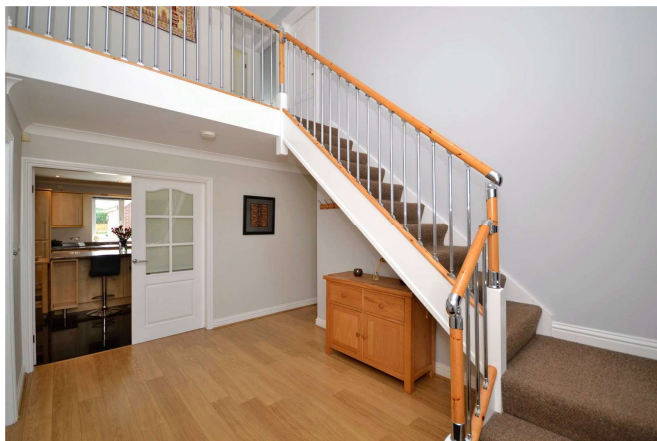


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When it comes to  
property it must be

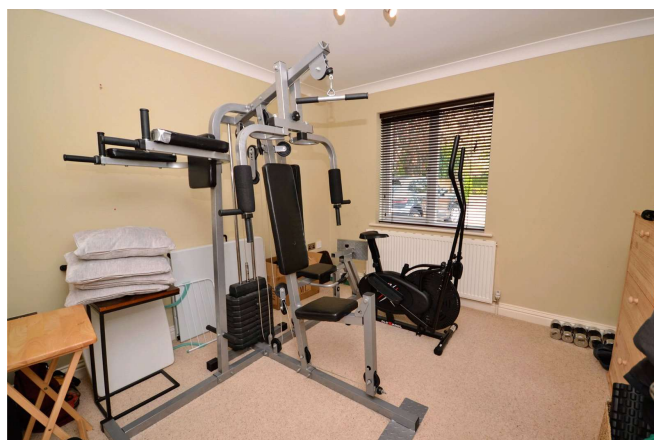
  
lovelle

## SUPERB FOUR/FIVE BEDROOMED DETACHED HOUSE LOCATED IN THIS PREMIER LOCATION AND NESTLED IN 1/4 ACRE....



### SUMMARY

- Substantial Detached Family Residence
- 0.25 acre plot (STS)
- Entrance Hall & Cloakroom
- Lounge & Study/Fifth Bedroom
- Open Plan Living Dining Kitchen
- Family Room
- Utility Room
- Master Bedroom Suite
- Three Further Bedrooms
- Family Bathroom
- Large Loft Room
- Extensive Driveway
- Courtyard & Large Rear Garden
- Detached Double Garage



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## DESCRIPTION

Offered to the market with no forwarding chain is this superb extended detached family house which is very deceptive but offers accommodation of generous proportions whilst sitting on a plot circa ¼ acre (STS). Situated on the highly desired Humberston Avenue within popular primary and secondary school catchments and conveniently placed for local amenities.

As you walk through the front door you are welcomed into a bright and spacious entrance hall having a cloakroom off. There is a sizable lounge to the front and a home office/fifth bedroom. The heart of the home is the triple aspect living dining kitchen. The extension provides a further family room with roof light and bifold doors which open out onto the rear garden. Located off the kitchen is a generous utility room.

To the first floor there is an impressive master suite with shower room and walk-in wardrobe, three further double bedrooms and family bathroom. Just off the bathroom there is a loft room providing ample storage.

Fronting onto the Avenue the property is approached via an extensive driveway with double gates leading up to the detached double garage. Good size rear garden which is laid to lawn. Viewing comes highly recommended.

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## 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, bank, 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, Cleethorpes seafront and Pleasure Island theme park and Humberston golf course.

To discover why North East Lincolnshire is a great place to live and work go to [www.discovernel.co.uk](http://www.discovernel.co.uk)

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## DIRECTIONS

From Lovelle Humberston Office head east on Humberston Road. At the roundabout, take the 3rd exit onto Church Avenue. Follow the road. Take the fifth turning on the right hand side onto Humberston Avenue. The property can be found on the left hand side where this property can be identified on the right hand side via our 'For Sale' sign.





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## PARTICULARS OF SALE

### Entrance Hall:

**13'11" x 9'7" (4.24m x 2.92m)**

The entrance hall is a particular feature to this lovely home and just sets the tone for the rest of the property. With a contemporary staircase to the first floor accommodation with a galleried landing. UPVC double glazed entrance door and uPVC double glazed window to the front elevation. Radiator.

### Cloakroom:

**6'6" (1.98) max x 6'6" (1.97) max**

Fitted with a low flush WC and wash hand basin. Tiling to splash areas and laminated flooring. Useful storage cupboard. Chrome ladder radiator. UPVC double glazed window to the side elevation.

### Lounge:

**26'10" (8.19) (into bay) x 15'2" (4.62)**

A generously sized room having a deep circular bay with uPVC double glazed window to the front of the property and a further uPVC double glazed window to the side. The focal point of the rooms the feature fire surround set upon a marble hearth with cast iron inset housing the gas fire. Fitted with a range of shelves and cupboards. Radiator. Covings and downlights to the ceiling.

### Study/Fifth Bedroom:

**10'8" x 9'11" (3.25m x 3.02m)**

A versatile room having a uPVC double glazed window to the front elevation and radiator. Covings to the ceiling.

### Open Plan Living Dining Kitchen:

**28'8" x 24'3" (8.74m x 7.4m)**

This is a fantastic open plan space ideal for family living and entertaining, making it the hub of the home.

### Kitchen Area:

The kitchen is equipped with a range of wall and base cabinets with contrasting worktops and matching up stands over incorporating a stainless steel double bowl drainer sink. A large island provides further counter and storage space, incorporating a breakfast bar. Built in double oven with five ring hob and extractor over. Covings and downlights to ceiling. Tiled floor. UPVC double glazed window to the rear elevation.



### Living / Dining Areas:

Open plan from the kitchen providing plenty of space for a large dining suite and sofas. Fireplace with open flue. UPVC double glazed windows to both sides and two radiators. Covings to ceiling and laminated flooring.

### Family Room:

**17'11" x 16'4" (5.46m x 4.98m)**

An excellent addition to the property open plan from the living dining kitchen having an abundance of natural light coming in from the bi-fold scenic doors, roof lantern and five uPVC windows. Laminated flooring and downlights to ceiling.

### Utility Room:

**11'2" x 6'5" (3.4m x 1.96m)**

Wall and base units provide further storage incorporating a stainless steel sink and counter top. Plumbing for washing machine and dryer. Wall mounted 'Ideal' gas central heating boiler. Radiator. UPVC double glazed door leads onto the courtyard to the side.

**Landing:**

A fabulous galleried landing having a velux window to the front elevation. Walk in storage cupboard having radiator.

**Master Bedroom Suite:**

**16'4" x 14'8" (4.98m x 4.47m)**

This is such an impressive room with a large feature window with Juliet balcony enjoying views over the rear garden. Velux window. Laminated flooring. Radiator.

**Walk In Wardrobe:**

**8'2" x 4'7" (2.5m x 1.4m)**

With hanging rails, shelving and storage space.

**En-Suite Shower Room:**

**8'2" x 5'7" (2.5m x 1.7m)**

Having a white suite comprising of a vanity wash hand basin, shower cubicle and enclosed low flush WC. UPVC double glazed window to the side elevation. Chrome ladder radiator. Tiling to walls and laminated floor. Downlights to ceiling.

**Bedroom Two:**

**14'10" x 9'11" (4.52m x 3.02m)**

Having a uPVC double glazed window to the rear elevation and radiator.

**Bedroom Three:**

**10'2" (3.10) x 12'9" (3.89) (to wardrobes)**

Having a range of built in wardrobes and radiator. UPVC double glazed window to the rear elevation.

**Bedroom Four:**

**13'11" max x 9'11" (4.24m max x 3.02m)**

Having a uPVC double glazed window to the front elevation and radiator.

**Storage Room:**

**11'4" (3.45) x 15'3" (4.65) max (restricted head height)**

Providing ample storage space. Radiator.

**Family Bathroom:**

**10'5" x 8'1" (3.18m x 2.46m)**

The family bathroom is of an excellent size and fitted with a white suite comprising:- Shower cubicle, panelled bath, low flush WC and pedestal wash hand basin. UPVC double glazed window to the side elevation. Tiling to walls and chrome ladder radiator. Laminated flooring. Downlights to ceiling.

**Front Garden:**

The property sits behind a high wall and is approached via wrought iron gates with an extensive gravel driveway providing ample off road parking for several cars and space for a motor home or boat should it be required. Hedging and fencing to boundaries.

**Rear Garden:**

The driveway continues past double timber gates which is wide enough for vehicles to fit along and leads to a block paved courtyard and the double garage. The rear garden is of an excellent size having a large patio area immediate to the property providing a fantastic outside dining and entertaining space. The remainder of the garden is lawned with mature trees and shrubs. Fencing and hedging define the boundaries. Outside covered store area to the rear of the garage.

**Detached Double Garage:**

**18'1" x 17'11" (5.5m x 5.46m)**

Having two up and over doors, uPVC double glazed window and uPVC double glazed personnel door leading onto the garden.

**Council Tax Information:**

The Council Tax Band for this property is G. This information was obtained in April 2022 and is for guidance purposes only.

Purchasers should be aware that the banding of the property could change if information is brought to light that makes it clear to the Valuation Office Agency that an error was made with the original allocation.

Additionally, there may be circumstances when the Council Tax can be altered on change of ownership.'

All interested parties are advised to make their own enquiries. See [www.gov.uk/council-tax-bands](http://www.gov.uk/council-tax-bands)

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## TENURE

The tenure of this property is Freehold.

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## SERVICES

All mains services are available or connected subject to the statutory regulations. We have not tested any heating systems, fixtures, appliances or services

**MORTGAGE & SOLICITORS** Lovelle Estate Agency and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee if you use their services.

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## LOCAL AUTHORITY

This property falls within the geographical area of North East Lincolnshire Council - 01472 313131.

<https://www.nelincs.gov.uk/>

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## VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01472 812250.

We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

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## HOW TO MAKE AN OFFER

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <https://www.lovelle.co.uk/privacy-policy/> and you can opt out at any time by simply contacting us. For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers

available for me. We have a one stop shop to satisfy all of these needs so please ask.

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## MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our mortgage advisor on 01472 812250 to arrange an appointment.

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## ENERGY PERFORMANCE INFORMATION

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. **Advisory Notes** - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

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## AGENTS NOTE

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:-

They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property.

These particulars do not form part of any contract and must not be relied upon as statements or representation of fact.

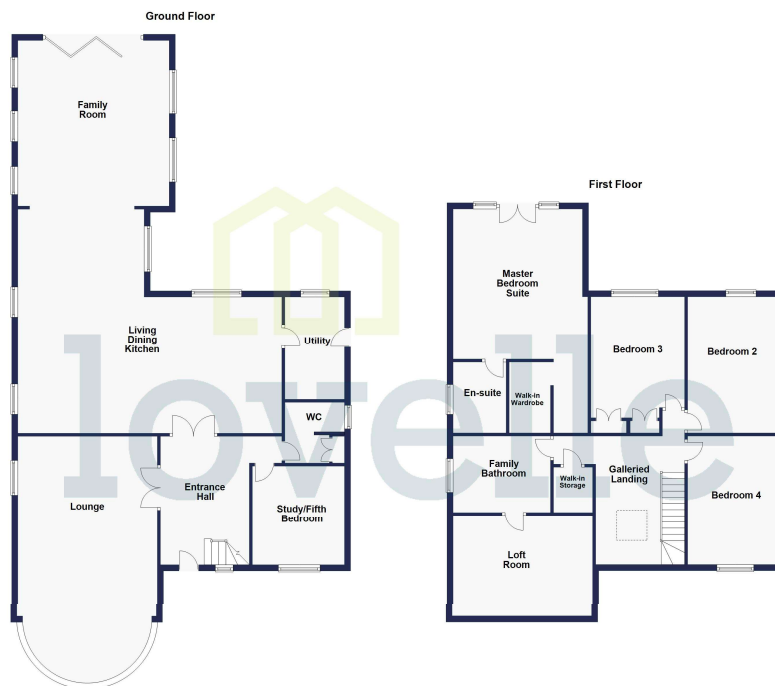
All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)	72	78
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		



## FLOOR PLANS



## Floorplan

Whilst every attempt has been made to ensure the floorplan contained here, measurements of doors, windows 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 buyer. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made Jon Holmes Photography © 2018.

When it comes to **property**  
it must be



lovelle

01472 812250

[humberston@lovelle-property.co.uk](mailto:humberston@lovelle-property.co.uk)