

Buy. Sell. Rent. Let.



Queen Elizabeth Road, Humberston

3 1 1

When it comes to  
property it must be

**lovelle**



£190,000



A well-presented detached bungalow with new shower room, modern kitchen flooring, garage, and low-maintenance gardens.

#### Key Features

- Offered for sale with no onward chain
- Highly sought-after location close to amenities, bus routes, and schools
- Double bay-windowed detached bungalow
- Spacious dining kitchen leading to a conservatory
- New modern shower room with white suite
- Updated kitchen flooring
- Driveway & Garage
- Low maintenance Gardens to front and rear
- EPC rating D
- Tenure: Freehold





This lovely double bay-windowed detached bungalow is offered for sale with no onward chain and sits in a highly sought-after location, close to local amenities, bus routes, and excellent schools.

The property benefits from gas central heating and uPVC double glazing throughout. Inside, the accommodation includes an entrance hall, a comfortable lounge with a feature fire surround, two attractive circular side windows, and a walk-in bay window to the front. The spacious dining kitchen offers plenty of cupboard and worktop space and leads through to a conservatory overlooking the rear garden.

The owners have recently updated the kitchen flooring and fitted a modern new shower room with a white suite comprising a shower enclosure, wash hand basin, and WC. There's still scope for further improvement, but overall this is a good, solid bungalow that's ready for someone to make their own.

Outside, a long driveway provides parking for several vehicles and leads to a detached single garage. The front garden is mainly laid to lawn, while the rear garden is designed for low maintenance with paving, gravel, and a raised flower bed.

### Entrance Hall

4.59m x 1.94m (15'1" x 6'5")

### Lounge

4.25m x 3.33m (13'11" x 10'11")

### Dining Kitchen

3.89m x 3.31m (12'10" x 10'11")

### Bedroom

3.25m x 3.2m (10'8" x 10'6")

### Bedroom

3.34m x 2.11m (11'0" x 6'11")

### Bedroom

3.35m x 3.18m (11'0" x 10'5")

### Shower Room

2.2m x 1.77m (7'2" x 5'10")

### Conservatory

3.96m x 2.67m (13'0" x 8'10")

## Broadband Type

Standard- 15 Mbps (download speed), 1 Mbps (upload speed), Ultrafast - 1000 Mbps (download speed), 100 Mbps (upload speed).

## Council Tax Information

The Council Tax Band for this property is C. This information was obtained in September 2024 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)

## Services

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

## Mortgage and Solicitors

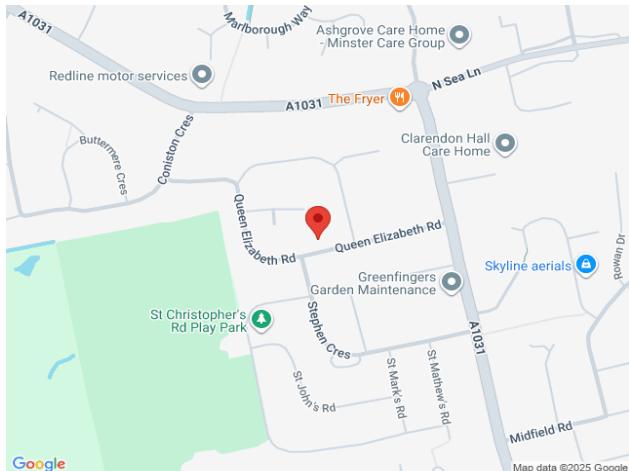
Lovelle Estate Agency and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee if you use their services. If 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.

## 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.



### Ground Floor



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