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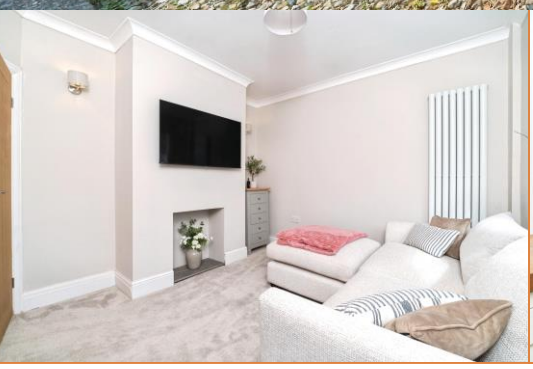


Tetney Road

Humberston
DN36 4JJ

Offers in the Region Of £244,950

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

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes: cleethorpes@croftsestateagents.co.uk
Email: Immingham : immingham@croftsestateagents.co.uk
Email: Louth : louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk

Property Introduction
Crofts are delighted to offer for sale this three-bedroom semi-detached family home, situated on Tetney Lane in the popular area of Humberston. The property is conveniently located within easy reach of a range of local amenities and is just a short distance from both Grimsby and Cleethorpes. Recently the property has undergone a course of refurbishment within the past year including such items as a new roof, rendering, new bathroom, oven, carpets and internal doors, creating the perfect ready to move into home. The accommodation benefits from gas central heating and uPVC double glazing and briefly comprises: entrance hall, lounge, superb and spacious living kitchen/diner and family bathroom to the ground floor, with three well-proportioned double bedrooms to the first floor. Externally, the property enjoys a pleasant and good sized front garden, laid mainly to lawn, together with a shingle driveway providing off-road parking for multiple vehicles. To the rear is a private and enclosed garden featuring two patio areas, lawned sections and a useful brick-built store and having the added bonus of a sunny facing aspect perfect for outdoor entertaining. The property also benefits from a detached garage. Viewing is highly recommended to appreciate the accommodation and outdoor space on offer.

Entrance Hallway
Pleasantly presented the hallway offers a attractive composite entry door with side glazed panel to the front elevation. Staircase to the first floor. Wooden flooring.

Living Room
11' 7" x 10' 10" (3.52m x 3.30m)
The first of the reception rooms creates this pleasant living space offering a uPVC double glazed bow window to the front elevation. Coving to the ceiling. Vertical central heating radiator.

Lounge / Diner
17' 9" x 11' 11" (5.42m x 3.64m)
This is a bright open-plan dining and living area that flows directly into the kitchen, with light wood flooring, white walls and a textured white ceiling fitted with recessed lights plus a pendant over the living zone. Space for a dining table and chairs and full-height white-framed French doors open onto a paved outdoor area and garden with a brick outbuilding beyond, and a wall sconce adds extra light near the doors. The living zone continues the same open space, wood-burning stove in a light stone surround with a thick wooden mantel. Light-oak double doors with glass panels lead to another room. On the right the space opens straight into the kitchen, marked by a curved wooden breakfast bar.

Kitchen
12' 5" x 8' 5" (3.78m x 2.56m)
Spacious and well-appointed, the kitchen features an extensive range of cream shaker-style wall, base and drawer units, complemented by solid wood-effect work surfaces and attractive tiled splashbacks. The kitchen has space for a large range-style cooker and contemporary extractor hood, together with a Belfast-

style sink and drainer. There is excellent storage provision, integrated display cupboards and a useful breakfast bar with seating area. Integrated appliances include fridge/freezer and dishwasher include Timber-effect flooring and recessed ceiling spotlights complete the space, with a window providing pleasant natural light and views towards the garden. Opening to the dining living area.

Bathroom
8' 5" x 8' 1" (2.56m x 2.47m)
A recently sntalled and contemporary and well-appointed family bathroom featuring partially tiled stylish blue metro wall tiles, white sanitaryware and light-coloured tile effect flooring. The suite comprises a panelled bath, a separate fully tiled walk-in shower enclosure with glass screen, rainfall shower head and handheld attachment, a close-coupled WC, and a wall-mounted wooden vanity unit with white countertop basin, chrome mixer tap and cupboard and open storage below. Two frosted windows providing ample natural light and privacy and finally a black heated towel radiator, complete the room. Bright, clean and neutrally finished, this bathroom offers a practical yet stylish space suitable for modern family living.

First Floor Landing
Neutrally decorated and having a uPVC double glazed window. Central heating radiator.

Bedroom 1
12' 11" x 10' 5" (3.94m x 3.17m)
The good-sized main bedroom is situated to the rear of the property and benefits from a uPVC double-glazed window, carpeted flooring and radiator. There is excellent storage provision with wall-to-wall built-in wardrobes featuring sliding doors, two of which are mirrored, together with an additional built-in storage cupboard.

Bedroom 2
11' 7" x 10' 10" (3.52m x 3.30m)
uPVC double glazed window. Central heating radiator. Fitted wardrobe.

Bedroom 3
9' 9" x 8' 6" (2.98m x 2.60m)
uPVC double glazed window, central heating radiator and wall mounted gas boiler.

Outside
The property is approached via a generous gravel driveway providing off-street parking for several vehicles, bordered on one side by a neat lawn and mature shrubs and on the other by a green wooden fence. To the rear lies a private, enclosed garden featuring a well-maintained lawn interspersed with stepping stones that lead towards a paved seating area at the far end. Dense hedging and mature shrubs line the boundaries, offering excellent privacy, while a gravel path runs alongside the house. Detached garage and separate stone shed.

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.

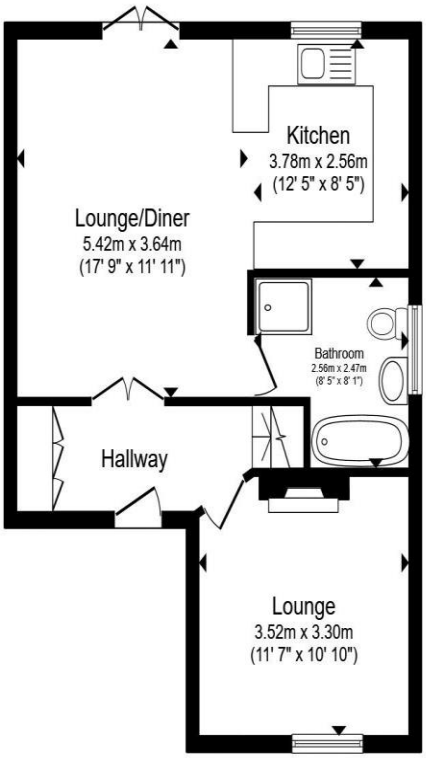
https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker

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

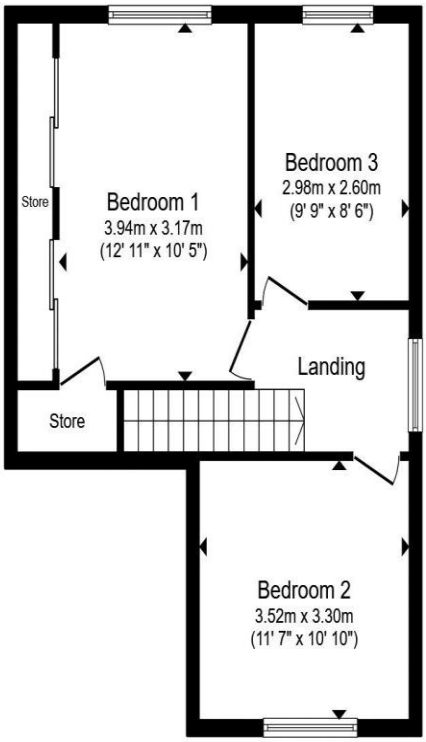
Council Tax Information
Band B: To confirm council tax banding for this property please view the websitewww.voa.gov.uk/cti

Mortgage Services
Our Mortgage Services Consultants can help you explore your mortgage and protection options by providing clear guidance on the home-buying process, including the costs involved and advice on how much you can afford to borrow. They can also help you find the right mortgage by comparing thousands of deals from a panel of high street and specialist lenders.

Any fees payable will be explained in your initial no-obligation appointment, before you choose whether to use our Mortgage Services.



Ground Floor



First Floor

Total floor area 97.4 m² (1,048 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

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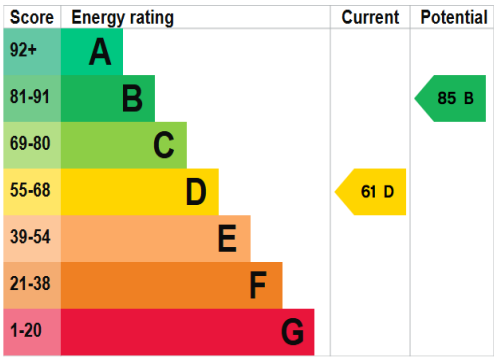

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MS/SEQ/8768/08.26