



8 Clubhouse Way, Humberston, DN36 4ZP
£330,000

Key Features:

- Detached Four Bedroom Home, Built in 2019
- Highly Regarded Residential Area
- Spacious Lounge and Separate Study/Snug
- Open Plan Kitchen Diner
- Utility Room and Downstairs Cloak/WC
- Four Double Bedrooms
- Main Bedroom with En Suite
- Family Bath/Shower Room
- Ample Driveway Parking and Garage
- Excellent School Catchment

Situated within a prestigious residential location off Humberston Avenue, this detached four bedroom home, built in 2019, offers spacious and versatile family living. Ideally placed for popular schools, local amenities, and a short drive to both Grimsby town centre and Cleethorpes seaford. Well presented throughout, the accommodation includes an entrance hall, lounge, and a separate study/snug, providing flexible living space. A full width open plan kitchen diner features modern shaker style units and integrated appliances, opening onto the rear garden and creating an excellent space for both family life and entertaining. A utility room and cloak/WC complete the ground floor. Upstairs, the property features four good sized double bedrooms, including the main bedroom with an ensuite, along with a family bathroom.

Outside, the property features well maintained gardens, with the rear garden enjoying a west facing aspect, and a summer house. The front offers ample driveway parking with space for a motor home with access to a single garage.



ENTRANCE HALL

15'11" x 6'6" (4.86 x 2.00)

Accessed via a modern composite front door. With a useful understairs storage cupboard, and wood effect LVT flooring.

CLOAKROOM/WC

5'6" x 3'1" (1.69 x 0.94)

Fitted with a hand basin and WC.

LOUNGE

15'10" x 11'11" (4.85 x 3.65)

To front aspect, with fireplace incorporating a modern electric fire.

STUDY/SNUG

10'1" x 8'7" (3.09 x 2.64)

A versatile room to front aspect, with continued LVT flooring.

KITCHEN DINER

28'0" x 10'0" (8.54 x 3.06)

Fitted with a range of modern shaker style units and contrasting worktops incorporating a stainless steel sink. Built-in double oven, gas hob with extractor over, integrated fridge/freezer and dishwasher. Continued LVT flooring. Rear aspect window, and double French doors opening onto the rear garden.

UTILITY ROOM

5'7" x 5'5" (1.71 x 1.66)

With sink unit, built-in wine cooler and plumbing for a washing machine. Wall mounted gas central heating boiler, and side entrance door.

FIRST FLOOR LANDING

With two built-in storage cupboards, and access to the loft.

BEDROOM 1

12'11" x 12'2" (3.96 x 3.72)

A front aspect main bedroom, featuring a large range of fitted wardrobes/storage.

EN SUITE

6'5" x 6'5" (1.98 x 1.96)

Fitted with a large shower enclosure, vanity unit and WC.

BEDROOM 2

13'3" x 12'1" (4.04 x 3.70)

Measured at widest point,
To front aspect.

BEDROOM 3

13'3" x 8'7" (4.05 x 2.63)

To rear aspect.

BEDROOM 4

13'3" x 8'7" (4.05 x 2.62)

To rear aspect.

FAMILY BATHROOM

10'2" x 7'11" (3.11 x 2.43)

Fitted with a large shower enclosure, bath, vanity unit, and WC.

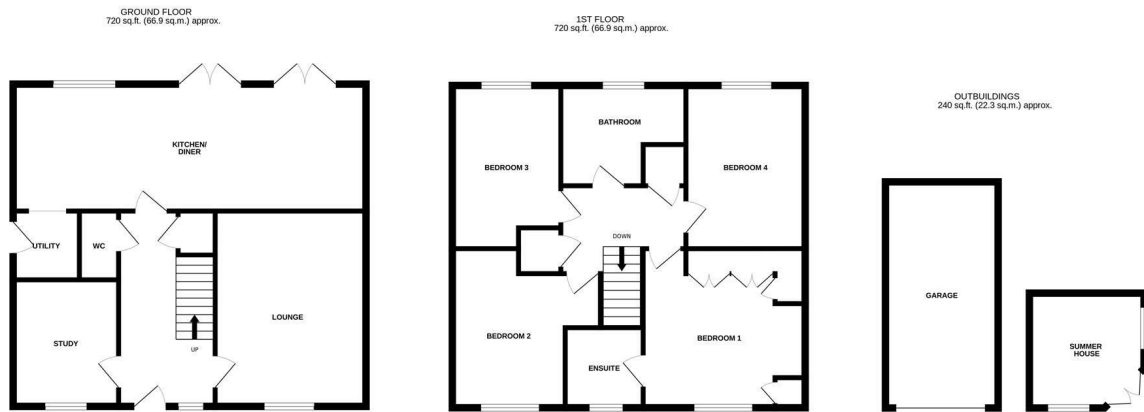
TENURE

Freehold

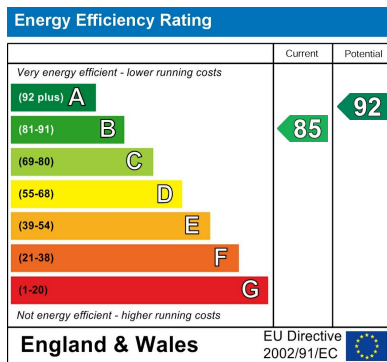
COUNCIL TAX BAND

E





TOTAL FLOOR AREA: 1679 sq.ft. (156.0 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 ©2026



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

