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47 Humberston Avenue Humberston
Grimsby
DN36 4SW

£575,000

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Property Description

Luxurious Detached Bungalow on Humberston Avenue
This stunning 4/5 bedroom detached bungalow is set on 0.27 acres of prime land on the highly sought-after Humberston Avenue. With no forward chain, this property is ideal for those looking to upgrade or retire in style. The spacious interior boasts well-proportioned living areas, including a huge square lounge and separate dining room. The recently refurbished kitchen is a highlight, featuring high-quality fitted appliances and space for a breakfast table. The accommodation includes four generously sized bedrooms, with the option for a fifth if the fitted office is not required. The family bathroom and master bedroom en-suite shower room add to the property's luxury feel. A large, welcoming L-shaped entrance hall and porch make a perfect introduction to the house. Outside, the mature manicured grounds offer generous slab patio areas and lawn to the rear, while the front features neat grass and well-stocked borders. Ample parking is available on the concrete and block paved driveway, which leads to a double detached brick and tile built garage. This exceptional bungalow is perfect for those seeking a spacious and stylish home with plenty of room for family and friends.

Entrance porch

3' 9" x 6' 4" (1.14m x 1.93m)

A covered porch leads into an internal enclosed porch area with uPVC French doors, blue carpet and cream decor to coving.

Entrance hall

15' 3" x 6' 4" (4.64m x 1.92m)

The spacious entrance hall is a warm and inviting introduction to this beautiful property. With a wide L-shaped layout, the hall features a classic beige decor with cornice and dado rail, complemented by beige carpet. The space is well-lit with 9 downlights and 4 wall lights, creating a bright and airy atmosphere. The hall is accessed through a glazed door and two windows in the enclosed porch, allowing natural light to flood in. Two radiators ensure a comfortable temperature, while a large storage cupboard provides ample space for storing essentials. This cupboard also presents an opportunity for conversion into a useful cloakroom, offering flexibility for future homeowners. The entrance hall's elegant design and generous proportions set the tone for the rest of this lovely property.

Lounge

21' 8" x 19' 10" (6.61m x 6.05m)

This stunning lounge is a perfect space to relax and socialize. The large square shape allows for ample room, while the dual aspect windows provide plenty of natural light and a lovely view. The uPVC floating curved bay window to the front adds a touch of

elegance, complemented by the uPVC window to the side. The room's stylish decor features beige carpet, dado rail, and deep coving, creating a sophisticated atmosphere. A beautiful ornate fireplace with marble inset and hearth is a focal point, paired with a gas fire for warmth and ambiance. Three wall lights add to the room's brightness, while a radiator ensures a comfortable temperature. This lovely lounge is the perfect place to unwind and enjoy quality time with family and friends.

Dining room

10' 11" x 12' 10" (3.32m x 3.92m)

This delightful dining room is a perfect space for sharing meals with family and friends. With good-sized proportions, the room features stylish decor, including beige carpet, deep coving, and dado rail, creating a warm and inviting atmosphere. The room benefits from seamless access to the lounge via French doors, while two uPVC glazed doors lead out to a picturesque semi-circular patio area, perfect for al fresco dining or enjoying the outdoors. A ceiling light adds brightness, and a radiator ensures a comfortable temperature, making this dining room an ideal space for creating lasting memories.

Kitchen diner

10' 10" x 19' 10" (3.31m x 6.04m)

Welcome to this fantastic kitchen dining room, where style meets functionality! Recently fitted with high-gloss wall and base soft-close kitchen units on three sides, this room boasts a sleek and modern aesthetic. The wood effect worktops and splashback returns add a touch of warmth and sophistication. This kitchen is equipped with top-of-the-range appliances, including a NEFF double oven grill, 5-ring gas hob with extractor, dishwasher, tall larder-style fridge, low-level freezer, washing machine, and dryer. The cream decor and cream tile floor create a bright and airy atmosphere, while six downlights and a ceiling light ensure the space is well-lit. With two uPVC windows to the rear, electric blinds, and a uPVC glazed door, this room offers plenty of natural light and effortless access to the outdoors. There's ample space for a dining table and chairs, making it the perfect spot for family meals and gatherings. A radiator ensures a comfortable temperature, completing this fantastic kitchen dining room. With over 20m² of space, this room is sure to impress!

Study / Bedroom 5

10' 6" x 9' 11" (3.21m x 3.03m)

This spacious study is the perfect retreat for those who work from home or need a dedicated space for study. With fitted storage units

and a desk to three sides of the room, it's ideal for productivity and focus. Alternatively, the room's versatility means it could easily be converted into a fifth bedroom, offering flexibility for growing families or guests. The room's neutral decor and cream carpet create a calm and serene atmosphere, while the uPVC window to the front allows for plenty of natural light. Four downlights and a wall light ensure the space is well-lit, and a radiator provides a comfortable temperature. Whether you need a home office or an additional bedroom, this room offers endless possibilities.

Bedroom One

14' 0" x 11' 9" (4.27m x 3.59m)

The master bedroom is a serene retreat, perfectly designed for relaxation and rest. This spacious room boasts bespoke wardrobes with mirrored doors, providing ample storage and a touch of elegance. The en-suite shower room adds a level of luxury and convenience. The room's neutral decor and brown carpet create a soothing atmosphere, while the uPVC window to the front allows for plenty of natural light. Downlights and wall lights ensure the space is well-lit, and a radiator provides a comfortable temperature. This beautifully appointed master bedroom is the perfect haven to unwind and recharge.

En suite

6' 7" x 7' 8" (2.00m x 2.33m)

This beautifully appointed en-suite shower room is a haven of relaxation and tranquility. With a good-sized layout, the room features a separate enclosed shower with a sleek glass door, providing a spa-like experience. The three-piece pink suite, complete with a vanity sink, WC, and bidet, adds a touch of elegance and sophistication. The room's stylish design is enhanced by white tiled splashbacks, while the uPVC frosted window allows for natural light to filter in. Three blonde downlights provide additional lighting, and a cream towel radiator not only keeps towels warm but also adds to the room's aesthetic appeal. The white tiled floor completes the room's clean and crisp look, creating a truly luxurious space to start the day.

Bedroom Two

15' 0" x 11' 9" (4.58m x 3.59m)

This delightful second bedroom offers ample space for a growing family or guests. With fitted wardrobes and a built-in closet, there's plenty of storage for clothes and belongings. The room's neutral decor to dado rail and biscuit-colored carpet create a warm and inviting atmosphere. The uPVC window allows for plenty of natural light, while five downlights ensure the room is well-lit. A radiator



provides a comfortable temperature, making this bedroom a cozy retreat. Perfect for a child's bedroom, guest room, or home office, this versatile space is sure to appeal to a wide range of buyers.

Bedroom Three

10' 11" x 10' 10" (3.34m x 3.29m)

This delightful third bedroom is a lovely space that offers a serene retreat. With biscuit-colored carpet and neutral decor to coving, the room exudes a warm and calming atmosphere. The uPVC window to the rear allows for plenty of natural light, while built-in wardrobes provide ample storage for clothes and belongings. A radiator ensures a comfortable temperature, making this bedroom a cozy space for a child or guest. Perfectly proportioned and well-appointed, this room is sure to appeal to families, investors, or anyone looking for a charming and functional bedroom.

Bedroom Four / Snug

10' 10" x 8' 4" (3.31m x 2.53m)

This charming fourth bedroom is currently beautifully furnished as a snug, creating the perfect retreat for relaxation. With a uPVC window to the rear, the room is filled with natural light, while the wood laminate flooring adds warmth and character. The neutral decor to coving provides a calm and soothing atmosphere, and the radiator ensures a comfortable temperature. Wall lights add a touch of warmth and ambiance, making this room an ideal space to unwind. Whether used as a bedroom or a cosy snug, this room's versatility and charm make it a fantastic feature of the property.

Family bathroom

10' 10" x 7' 10" (3.29m x 2.39m)

This beautifully appointed family bathroom is a true retreat, offering a relaxing space for all the family to unwind. With a generous layout, the room features a stunning Jacuzzi corner bath, perfect for soaking away the stresses of the day. A separate enclosed corner shower with glass door provides a refreshing alternative, while the WC and vanity sink complete the room's practical and stylish design. The crisp white tiled walls and floor create a clean and bright atmosphere, while the cream towel radiator adds a touch of warmth and sophistication. Four downlights ensure the room is well-lit, and the frosted uPVC window to the rear provides natural light while maintaining privacy. This fantastic bathroom is sure to delight families and individuals alike.

Double detached brick garage

16' 11" x 16' 9" (5.15m x 5.10m)

This impressive double detached brick garage is a fantastic feature for any property, offering ample space for two cars, storage, and workshop areas. Measuring 25m², the garage boasts a fob-operated electric garage door for convenience and security. A uPVC window to the side allows for natural light, while fitted storage units provide ample room for tools, equipment, and other essentials. The garage also benefits from power and light, making it a versatile space for a variety of uses, from parking and storage to workshop and hobby areas. This fantastic garage is a valuable asset for any property, providing additional storage, security, and functionality.



Rear garden

This stunning rear garden is a true haven, offering a tranquil retreat for relaxation and entertainment. Spanning a generous size, the garden is primarily laid to lush lawn, with two beautifully paved patio areas connected by a concrete path. The larger patio area basks in sunlight throughout the day, creating the perfect spot to soak up the sun's warm rays. The smaller patio area, adjacent to the dining room, forms an inviting al fresco dining space, ideal for alfresco meals and gatherings. Mature planted borders add a splash of color and vibrancy, while secure fencing and mature screening to the rear and sides ensure a private and secluded atmosphere. The garden is further enhanced by the presence of a detached garage, accessible via a concrete and brick driveway that leads to the front of the property. This fantastic garden offers endless possibilities for outdoor living, relaxation, and entertainment, making it a truly special feature of this property.

Front garden and driveway

This delightful front garden is a charming introduction to this wonderful property. Set back from the picturesque Humberston Avenue, the property enjoys a tranquil and private setting. The open drive, enclosed by a wall boundary, leads to a beautifully maintained garden featuring neat lawns and mature, thick-set borders with neatly trimmed hedges. The expansive driveway, paved with concrete and block paving, offers ample parking space for multiple cars, and its generous size also accommodates larger vehicles, caravans, or boats. This fantastic front garden not only enhances the property's curb appeal but also provides a practical and attractive entrance to this wonderful home.

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 and all viewings are strictly by appointment only please.

Council Tax Information

Band F: To confirm council tax banding for this property please view the website www.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.

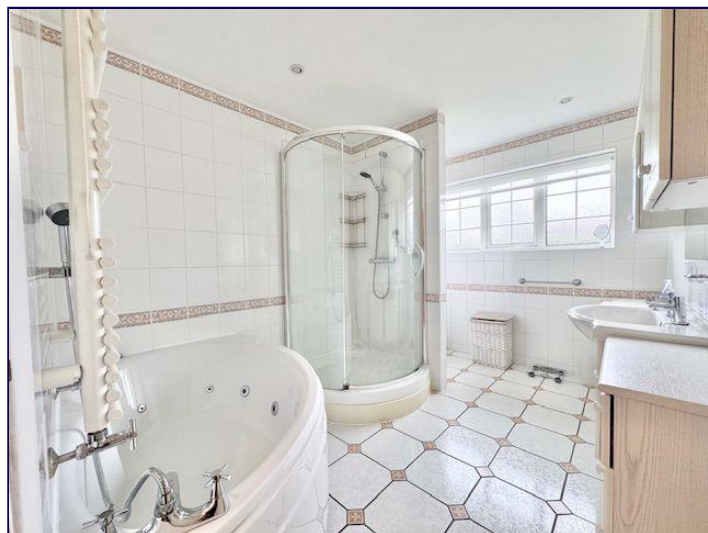
Any fees payable will be explained in your initial no-obligation appointment, before you choose whether to use our Mortgage Services.

Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

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.



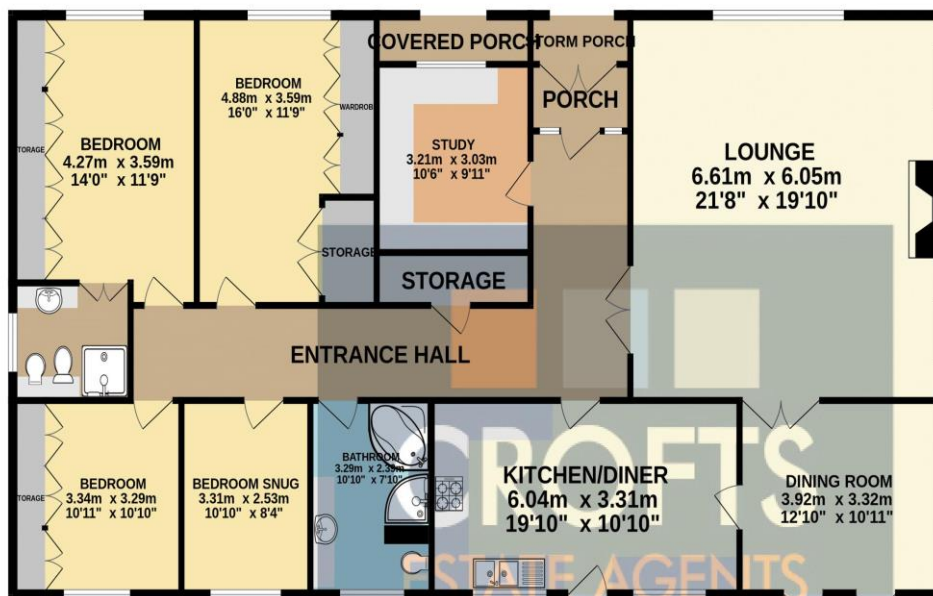
OPEN 7 DAYS A WEEK

Monday to Friday
Saturday
Sunday

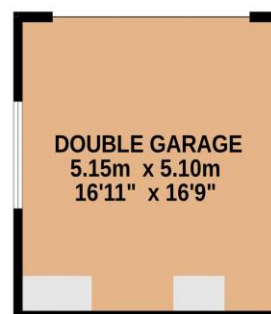
9am to 5.30pm (Tuesday opening 9.30am)
9am to 3.00pm
11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR

205.6 sq.m. (2214 sq.ft.) approx.



CLEETHORPES: 01472 200666
IMMINGHAM: 01469 564294
LOUTH: 01507 601550



TOTAL FLOOR AREA : 205.6 sq.m. (2214 sq.ft.) 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.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		