

ARGYLE

ESTATE AGENTS



1b Humberston Avenue, Humberston DN36 4SL
£360,000

Key Features:

- Substantial Four Bedroom Detached Bungalow
- Large Plot With Private Lawned Gardens
- Generously Proportioned Family Living Space
- Spacious Lounge/Dining Room, Rear Sitting Room,
- Kitchen Diner, Sunroom, Utility, Cloakroom/WC
- Four Double Bedrooms, En-Suite, Family Bathroom
- Gas Central Heating, uPVC Double Glazing
- Driveway For Several Vehicles, Double Garage
- Scope For Further Development & Improvement
- Highly Regarded School Catchment Area

SUPERB FAMILY HOME!... Located at the southern end of prestigious Humberston Avenue, a substantial and individual four bedroom detached bungalow occupying a large plot with private lawned gardens. Internally, although requiring some modernisation and updating, offers superb family living space with generous proportions throughout. Comprising Entrance Hall which flows throughout the property, a superb sized Lounge/Dining Room measuring over 34ft in length, a versatile middle living room, and Kitchen Diner at the rear leading to the Sunroom. There is a useful Utility Room and Cloakroom/WC, a Family Bathroom and spread throughout are Four Double Bedrooms including the Master Bedroom with an En-Suite Shower Room. The property is set well back from the main road and approached via driveway providing ample parking space and leading to the detached double garage. No Forward Chain.



ENTRANCE HALLWAY

Access via uPVC doors into the entrance porch with further door into the hall. Flowing throughout the property the hallway has laminate flooring and two central heating radiators.

LOUNGE/DINING ROOM

10.50 X 3.93 (34'5" X 12'11")

This superb dual aspect room extending to over 34ft in length incorporates lounge and optional dining space. With double glazed bay windows to the front and side elevation, marble fire surround incorporating an inset gas fire, two central heating radiators and carpeted floor.

SECOND LIVING ROOM

4.56 X 3.04 (15'0" X 10'0")

A versatile room with a double glazed window to the side elevation, central heating radiator, and carpeted floor.

KITCHEN DINER

5.38 X 4.11 (17'8" X 13'6")

Fitted with pine base and wall mounted units with contrasting work surfaces incorporating a stainless steel sink/drain. Built-in electric oven and microwave, gas hob with extractor over, and space for further appliances. Central heating radiator, laminate flooring, and double glazed windows to the front and side elevation.

SUNROOM

4.17 X 3.67 (13'8" X 12'0")

A double glazed sun room with wood block effect flooring, central heating radiator and access onto the patio area.

UTILITY ROOM

2.93 X 2.47 (9'7" X 8'1")

Fitted with storage units and work surfaces incorporating a stainless steel sink/drain. Plumbing for a washing machine and space for further appliances. Double glazed window and door to the rear.

CLOAKROOM/W.C.

1.85 X 0.87 (6'1" X 2'10")

Fitted with a low level wc and wall mounted hand basin. Central heating radiator, and a double glazed window to the rear elevation.

MASTER BEDROOM

6.38 X 4.76 (20'11" X 15'7")

A large double bedroom with full height windows to the rear elevation. Fitted wardrobes, central heating radiator, and carpeted floor.

EN SUITE SHOWER ROOM

2.19 X 2.18 (7'2" X 7'2")

Fitted with a walk-in shower enclosure with thermostatic shower. Vanity unit with inset wash basin and a low level wc. Tiled floor, and double glazed window to the side elevation.

BEDROOM TWO

4.91 X 3.93 (16'1" X 12'11")

With a double glazed bay window to the front elevation, fitted wardrobes, central heating radiator and carpeted floor.

BEDROOM THREE

4.96 X 3.31 (16'3" X 10'10")

With a double glazed bay window to the side elevation, central heating radiator, carpeted floor, and built-in storage/airing cupboard with further radiator.

BEDROOM FOUR

3.04 X 3.00 (10'0" X 9'10")

With a double glazed window to the side elevation, central heating radiator and carpeted floor.

FAMILY BATHROOM

2.86 X 2.30 (9'5" X 7'7")

Fitted with a four piece suite comprising a shower enclosure with thermostatic shower, panelled bath, vanity unit with inset wash basin, and a low level wc. Tiled splashbacks and floor, central heating radiator and a double glazed window to the side elevation.

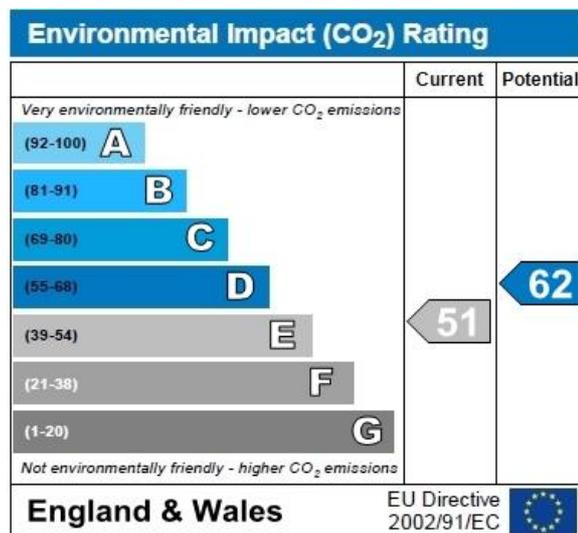
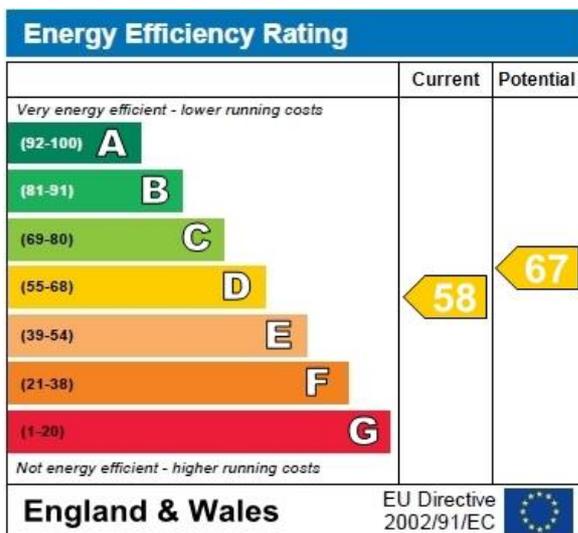
OUTSIDE

The property stands well back from the main road, screened by mature trees to the front boundary. Approached via a sizeable driveway providing parking for several vehicles and leading to the detached double garage. With lawn to the front, and paved patio area at the side which has gated access to the rear. The rear garden is a superb size, very private and mainly laid to lawn with fencing to the boundaries. Timber shed.

GARAGE

A detached double garage with up and over door, power, light and courtesy side door.





VIEWINGS
By Appointment Only

TENURE
We are advised by the vendor that the property is: Freehold 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 verify that they are in working order, or fit for their intended purpose. The details do not form any part of a contract and unless specifically stated otherwise, furnishings and contents are not included within this sale.

