

# ARGYLE

ESTATE AGENTS



**22 Cherry Close, Humberston DN36 4US**  
**£250,000**

## Key Features:

- Four Bedroom Family Home
- Village Location Within Popular School Catchment
- Bay Fronted Lounge
- Open Plan Kitchen Diner & Sunroom
- Cloakroom/WC
- Four Double Bedrooms, Family Bathroom
- En-Suite Shower Room To Master Bedroom
- Gas Central Heating, uPVC Double Glazing
- Driveway, Integral Garage
- Low Maintenance Rear Garden
- No Forward Chain

Found in a pleasant cul de sac located off Midfield Road, close to highly regarded Primary and Secondary Schools, this Four Bedroom Detached Property offers Good Sized Family Living Space, standing with Driveway, Integral Garage and a Low Maintenance Rear Garden. Accommodation comprising Entrance Hallway with Cloakroom/WC, Bay Fronted Lounge, and a full width Sociable Kitchen Diner which is open plan to the Sunroom at the rear. To the first floor are Four Double Bedrooms, En-Suite Shower Room to the Master Bedroom, and a Family Bathroom. Offered With No Forward Chain.



### ENTRANCE HALLWAY

Access via a uPVC door into the hallway with laminate flooring, central heating radiator and staircase with understairs storage cupboard. Courtesy door into the garage.

### CLOAKROOM/WC

1.62 X 0.83 (5'4" X 2'9")

Fitted with a corner hand basin, and wc with concealed cistern. Central heating radiator, security alarm system keypad, and continued laminate flooring.

### LOUNGE

5.82 X 3.32 (19'1" X 10'11")

Bay fronted lounge with fire surround incorporating an inset gas fire, granite back and hearth. Central heating radiator and carpeted floor. Double opening doors to the Kitchen Diner.

### KITCHEN DINER

8.11 X 3.07 (26'7" X 10'1")

A full width open plan kitchen ideal for today's modern living with open access to the Sunroom.

Fitted with a good range of base and wall mounted units, and contrasting work surfaces with tiled splashback. Incorporating a resin sink/drain and mixer tap, range cooker with gas hob and chimney style extractor over, and recess for an American style fridge/freezer. Plumbing for a washing machine and space for further appliances. Laminate flooring. Windows to rear aspect, and access to the side of the property. Dining area with central heating radiator, carpeted floor, and open access to:-

### SUNROOM

3.42 X 3.38 (11'3" X 11'1")

With central heating radiator, continued carpeted floor, windows to rear aspect, and french doors to the rear garden.

### FIRST FLOOR LANDING

With central heating radiator and access to the loft space.

### MASTER BEDROOM

4.73 X 3.36 (15'6" X 11'0")

With window to front aspect, built-in wardrobes, central heating radiator and carpeted floor.

### EN-SUITE SHOWER ROOM

2.06 X 1.79 (6'9" X 5'10")

Fitted with a tiled shower enclosure having a thermostatic shower. Vanity unit with countertop basin, and wc with concealed cistern. Central heating radiator, and an obscure glazed window to front aspect.

### BEDROOM 2

4.11 X 3.58 (13'6" X 11'9")

With window to front aspect, built-in fitted storage, central heating radiator and carpeted floor.

### BEDROOM 3

3.36 X 2.79 (11'0" X 9'2")

With window to rear aspect, central heating radiator and carpeted floor.

### BEDROOM 4

3.33 X 2.77 (10'11" X 9'1")

With window to rear aspect, central heating radiator and carpeted floor.

### FAMILY BATHROOM

2.34 X 1.74 (7'8" X 5'9")

Comprising a panelled bath with shower over, pedestal wash basin, and wc. Central heating radiator, tiled walls, vinyl flooring, and an obscure glazed window to rear aspect.

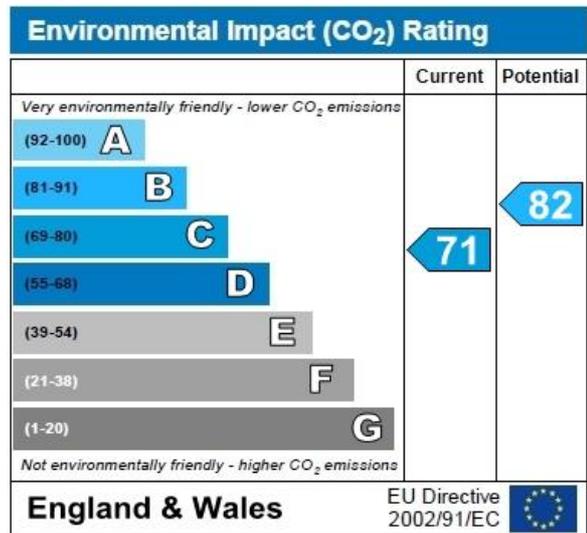
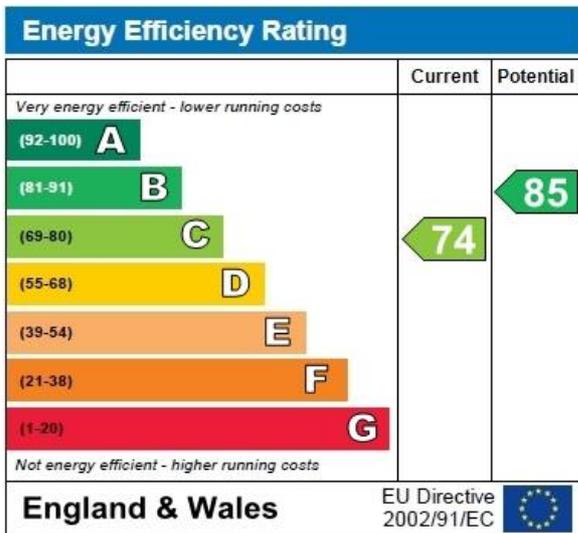
### OUTSIDE

The front of the property is open plan with lawn and block paved driveway leading to the integral garage. Side gated access to the enclosed rear garden with paved patio area and laid to artificial lawn.

### GARAGE

Integral garage with electric roller door, power and light. Fitted storage units, and housing the gas central heating boiler.





**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.

