



18 North Sea Lane, Humberston, North East Lincolnshire, DN36 4UZ
£250,000

Key Features:

- Three Bedroom Detached Bungalow
- Popular Residential Location
- Spacious Lounge
- Modern Kitchen Diner
- Bathroom - Separate Bath & Shower
- Low Maintenance Gardens
- Ample Driveway Parking & Garage

A well presented three bedroom detached bungalow, situated within the popular village of Humberston and offering spacious, single-storey accommodation. Inside, a central hallway leads through to a well proportioned lounge providing comfortable living space, alongside a modern kitchen diner fitted with gloss units and integrated appliances including an oven, electric hob, fridge and freezer.

There are three bedrooms, two of which have fitted wardrobes, together with a spacious bathroom fitted with both a separate bath and shower enclosure.

Outside, the property has fairly low maintenance gardens, ample driveway parking and access to the integral garage. Humberston offers a good range of local amenities, with Cleethorpes seafront only a short distance away.



LOUNGE

14'0" x 12'10" (4.28 x 3.92)

KITCHEN DINER

19'6" x 9'1" (5.96 x 2.79)

BEDROOM 1

14'7" x 10'1" (4.46 x 3.08)

BEDROOM 2

11'3" x 8'10" (3.44 x 2.70)

BEDROOM 3

7'10" x 5'10" (2.40 x 1.80)

BATHROOM

8'11" x 7'9" (2.73 x 2.38)

GARAGE

16'10" x 8'11" (5.15 x 2.73)

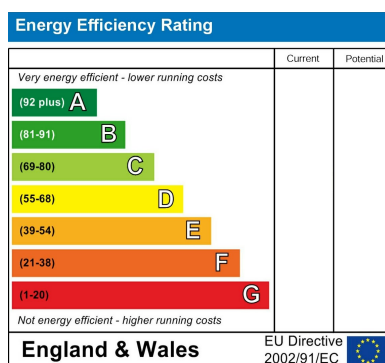
TENURE

Freehold

COUNCIL TAX BAND

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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