



16 Burcom Avenue, Humberston, North East Lincolnshire, DN36 4XP
£220,000

Key Features:

- Two Bedroom Semi Detached Home
- Popular Village Of Humberston
- Refurbished Modern Interior
- Open Plan Kitchen Diner
- Separate Lounge
- Two Double Bedrooms & Family Bathroom
- Downstairs Cloakroom/WC
- Private South Facing Rear Garden
- Ample Driveway Parking & Detached Garage
- Excellent School Catchment

This attractive two bedroom semi detached home has been thoughtfully refurbished over the past two years, offering stylish, modern living that is ready to move straight into.

The accommodation features an open plan kitchen diner with a central breakfast bar island, a front aspect lounge, and the added convenience of a downstairs cloakroom. Upstairs there are two double bedrooms along with a family bathroom. Further upgrades include new uPVC double glazing throughout and a new gas central heating system.

Outside, the home benefits from a private south facing rear garden, while a full width driveway to the front provides ample off road parking. Ideally situated in the ever popular village of Humberston, the property lies within close proximity to a wide range of local amenities, and just a short distance from Cleethorpes seafront. An ideal choice for first time buyers, small families and downsizers alike...Viewing highly recommended.



ENTRANCE HALL

Accessed via a modern composite front entrance door. With a useful built-in storage cupboard, plus understairs cupboard.

LOUNGE

12'1" x 10'11" (3.69 x 3.35)

Featuring a media wall with inset electric fire, and alcove storage. Front aspect window.

KITCHEN DINER

18'4" x 10'0" (5.61 x 3.05)

Fitted with a large range of dark grey gloss units, and contrasting worktops inset with a resin sink. Built-in oven, combi oven/microwave, integrated fridge/freezer, and utility cupboard providing space for laundry storage and a breakfast bar. Fireplace ideal for an electric stove, with additional storage into alcoves. Rear aspect window, and French doors opening onto the rear patio.

CLOAKROOM/WC

4'11" x 2'3" (1.50 x 0.69)

Located just off the kitchen, fitted with a wc and hand basin.

FIRST FLOOR LANDING

With a side aspect window, and access to the loft via a drop down ladder - fully boarded and insulated and housing the gas central heating boiler.

BEDROOM 1

15'8" x 9'10" (4.79 x 3.00)

To front aspect, with a full wall of built-in wardrobes.

BEDROOM 2

10'7" x 8'5" (3.25 x 2.59)

To rear aspect with a built-in double wardrobe.

BATHROOM

7'11" x 5'2" (2.42 x 1.59)

Fitted with a pedestal basin, WC, and a P-shaped bath with shower over. Heated towel rail. Obscure glazed window.

OUTSIDE

Set in a cul de sac, the property is approached over a full width brick edged driveway providing off road parking for three vehicles. Double gates lead through to the rear, where there is a detached garage, a paved patio area and artificial lawn complemented by planted raised borders - creating a low maintenance and attractive outdoor space.

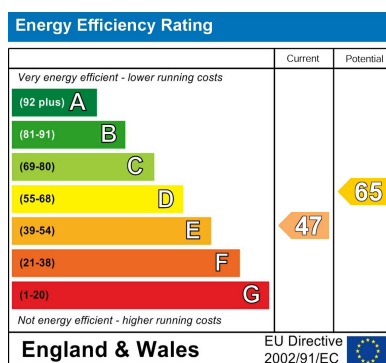
TENURE

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

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