



**2 Poplar Drive, Humberston, North East Lincolnshire, DN36 4XD**  
**£290,000**

## Key Features:

- Three Bedroom Detached Bungalow
- Fully Converted Loft Room with En Suite
- Generous Lounge
- Kitchen Diner
- Rear Sitting Room and Sun Room
- Two Ground Floor Double Bedrooms
- Spa Bath/Shower Room
- Private Rear Garden
- Ample Off Road Parking and Detached Garage
- Highly Regarded School Catchment

Occupying a pleasant position just off North Sea Lane, this spacious three bedroom detached home offers exceptionally versatile accommodation, appealing to a wide range of buyers. The property is particularly suited to those seeking predominantly ground floor living, while still providing flexible space across two levels. On the ground floor, there are two double bedrooms alongside a bathroom featuring a spa bath and separate walk-in shower. The living space includes a front aspect kitchen diner and generous lounge, while to the rear a comfortable sitting room opens through into a bright sun room overlooking the garden. A standout feature is the fully converted loft room, creating an excellent private space for a teenager or guest suite, complete with its own en suite shower room. Externally, the property benefits from a private rear garden, perfect for outdoor dining and relaxation. The front provides ample off road parking, while a side driveway offers space for a caravan or motorhome, with access to the detached garage. Positioned within easy reach of highly regarded local schools, as well as Cleethorpes Seafront, this home combines flexibility, modern comforts, and a prime location... Viewing Highly Recommended.



### ENTRANCE HALL

Accessed via the side of the property, an L-shaped hall featuring wood effect Kardean flooring. Understairs storage cupboard, and additional cupboard housing the gas central heating boiler.

### KITCHEN DINER

16'6" x 12'0" (5.05 x 3.68)

Fitted with a large range of cream tongue and groove style units, with contrasting worktops and dining peninsula. Appliances include a range cooker, American-style fridge/freezer, and integrated dishwasher. Ceramic sink with waste disposal unit. Wood effect Kardean flooring. Front and side aspect windows.

### LOUNGE

17'3" x 16'2" (5.28 x 4.93)

Well proportioned, with a front aspect bow window, additional side windows, and marble fireplace incorporating a coal effect gas fire.

### SITTING ROOM/STUDY

16'2" x 7'8" (4.95 x 2.36)

A versatile room, with open access to the sun room.

### SUN ROOM

12'9" x 10'7" (3.90 x 3.24)

Additional living space overlooking the rear garden, with access onto the patio area.

### BATHROOM

11'7" x 5'11" (3.54 x 1.81)

With fitted storage incorporating twin wash basins and a WC. Whirlpool bath, and walk-in shower. Splashback tiling, and slate effect Kardean flooring.

### BEDROOM 1

14'5" x 11'1" (4.41 x 3.40)

To rear aspect, featuring a large range of modern fitted wardrobes.

### BEDROOM 2

9'7" x 6'8" (2.93 x 2.05)

With a side aspect window.

### LOFT ROOM/BEDROOM 3

22'0" x 11'2" (6.72 x 3.42)

Converted open plan space with two Velux windows, and access to eaves storage.

### EN-SUITE

7'10" x 5'4" (2.39 x 1.63)

Fitted with a shower enclosure, pedestal basin, WC, and heated towel rail.

### GARAGE

9'10" x 9'0" (3.02 x 2.75)

A detached garage with electric roller door, plus side pedestrian door.

### GARDEN

The rear garden is private and well proportioned, providing an excellent setting for outdoor dining, relaxation, and entertaining. A spacious Indian sandstone paved patio creates an attractive seating area, ideal for al fresco dining. The garden further benefits from a wooden-framed greenhouse, perfect for those with an interest in gardening or growing produce. To the front, there is ample off-road parking for multiple vehicles. A side driveway offers additional space, ideal for securely accommodating a caravan or motorhome, and leads to a detached garage, enhancing the overall practicality of the property.

The property also benefits from twelve solar panels, which are owned outright, offering improved energy efficiency and potential cost savings.

### TENURE

FREEHOLD

### COUNCIL TAX BAND

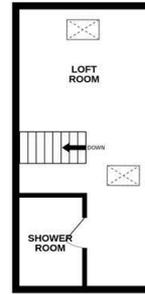
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GROUND FLOOR  
1211 sq ft. (112.5 sq m) approx.

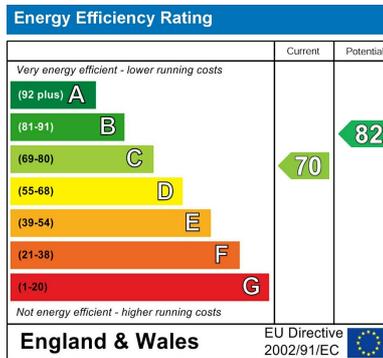


1ST FLOOR  
262 sq ft. (24.4 sq m.) approx.



TOTAL FLOOR AREA: 1474 sq ft. (136.9 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of blocks, walls, doors, 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. Made with MapInfo ©2020



## 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.

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