



39 Church Lane, Humberston, North East Lincolnshire, DN36 4HZ
£220,000

Key Features:

- Traditional Two Bedroom Semi Detached Home
- Fully Refurbished Accommodation
- Modern Interior With New Kitchen & Bathroom
- Downstairs WC
- Two Double Bedrooms & Study/Dressing Room
- Generously Sized Rear Garden
- Ample Driveway Parking
- Sought After Village Location

Situated in the heart of 'old' Humberston, this beautifully renovated two bedroom semi detached home is ready to move straight into. Sitting on a generous plot, it offers both a stylish modern interior and plenty of outdoor potential.

Over the past four years, the property has undergone a full scheme of refurbishment, including a new kitchen and bathroom, new gas central heating system, updated electrics, new uPVC double glazing, and full redecoration. The result is a home that feels modern, fresh, and immaculately presented from top to bottom.

On the ground floor there's a comfortable lounge to the front, an open plan dining kitchen at the rear, and a handy downstairs WC off the hallway. Upstairs, are two double bedrooms, a bathroom, and a third room ideal as a study or dressing room.

Outside, there's ample driveway parking, and a long rear garden - currently a blank canvas with great potential for landscaping.

A superb opportunity to own a well-finished home in this sought after established location, close to local amenities and schools...Viewing Highly Recommended.



ENTRANCE HALL

Accessed via a modern composite front entrance door. With oak effect laminate flooring, and staircase to the first floor.

CLOAKROOM/WC

4'9" x 2'5" (1.47 x 0.75)

Fitted with a hand basin and concealed cistern wc.

LOUNGE

17'5" x 9'10" (5.31 x 3.02)

A front aspect lounge, with feature fireplace incorporating an electric stove.

OPEN PLAN DINING KITCHEN

16'2" x 14'11" (4.95 x 4.55)

Featuring a large range of modern grey shaker style units and contrasting work tops. Appliances include a built-in oven, gas hob with extractor over, integrated fridge/freezer and washing machine. Ceramic sink, and mixer tap with pull-out hose. Unit housing the 'Ideal Logic' gas central heating boiler. Continued laminate flooring. Rear aspect window, and French doors with integral blinds opening onto the rear garden.



FIRST FLOOR LANDING

With a side aspect window, and access to the loft.

BEDROOM 1

11'0" x 10'0" (3.36 x 3.05)

To front aspect, with feature panelled wall.



BEDROOM 2

10'4" x 9'0" (3.16 x 2.75)

To rear aspect, with a built-in storage cupboard.

STUDY/DRESSING ROOM

6'0" x 5'0" (1.84 x 1.53)

To front aspect.



BATHROOM

6'10" x 6'11" (2.10 x 2.12)

Well appointed, comprising a vanity sink unit, wc, and panelled bath with shower over. Heated towel rail, and marble effect wall and floor tiles.

OUTSIDE

The property stands well back at the front, with lawn, and driveway continuing down the side. The rear garden is mainly laid to lawn, with shed and spacious patio area.

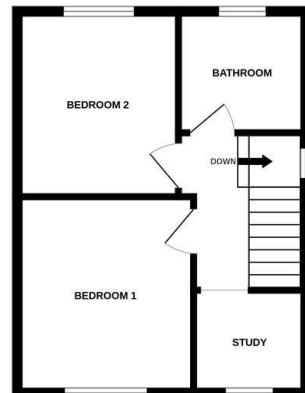
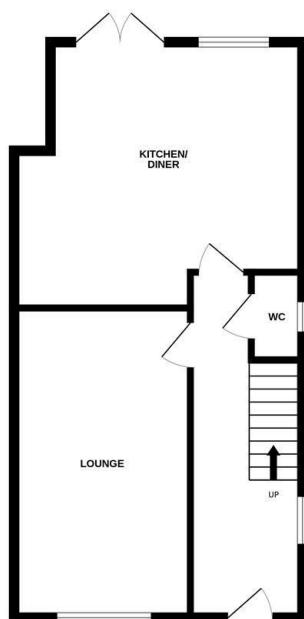


TENURE

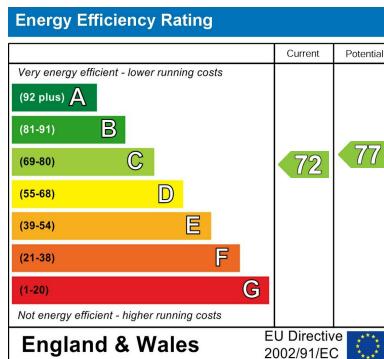
FREEHOLD

COUNCIL TAX

C



TOTAL FLOOR AREA: 857 sq.ft. (79.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. The floorplans are intended as a guide only to prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or working order. Made with Metrixpro 2.0/2005



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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