



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

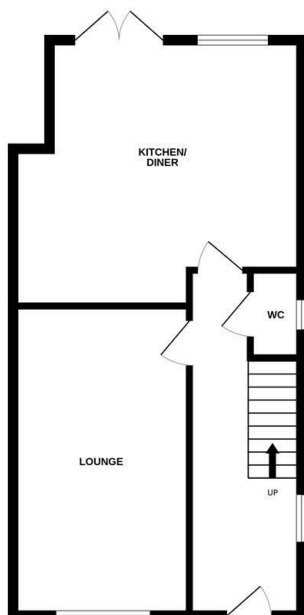
FREEHOLD

COUNCIL TAX

C



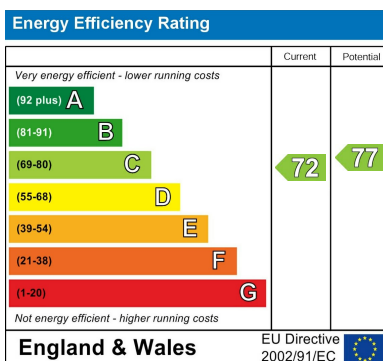
GROUND FLOOR
510 sq.ft. (47.4 sq.m.) approx.



1ST FLOOR
347 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA : 857 sq.ft. (79.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, 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 floorplan 12/2020



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.

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