



1 Long Acre Lane, Humberston, North East Lincolnshire, DN36 4FX
£355,000

Key Features:

- Superb Three Bedroom Detached Bungalow
- Attractive Double Bay Fronted Design
- Private Position within an Exclusive Development
- Spacious & Versatile Accommodation
- Open Plan Kitchen Diner
- Well Proportioned Lounge
- Separate Utility Room
- Main Bedroom with En Suite, plus Family Bathroom
- Generous South Facing Rear Garden
- Driveway Parking & Garage

Set within a quiet lane just off Carrington Drive, this beautifully presented three bedroom detached bungalow offers spacious, well planned accommodation, finished to a high standard throughout.

Built in 2018 and forming part of an exclusive development of just five properties, the home occupies a private position with a generous south facing rear garden, driveway parking and garage.

Internally, the accommodation is both versatile and well proportioned. A welcoming lounge sits to the front, alongside the main bedroom which benefits from its own en suite shower room. To the rear, two further double bedrooms provide flexible space for family, guests or home working.

The kitchen diner is well appointed with integrated appliances and a central breakfast bar Island, with French doors opening onto the rear garden. A separate utility room adds further convenience while a contemporary bathroom serves the remaining bedrooms.

Further features include underfloor heating with zoned controls, solid wood internal doors, a security alarm system, and the remainder of the 10-year LABC warranty. Situated in a highly regarded residential area of Humberston, the property is well placed for local amenities and lies within easy reach of Cleethorpes seafront. Offered for sale with no forward chain.



ENTRANCE HALL

A central entrance hall providing access to all rooms, with loft access via a drop-down ladder.

LOUNGE

13'7" x 12'6" (4.16 x 3.83)

A bay fronted lounge with feature fireplace incorporating an electric stove.

KITCHEN DINER

18'6" x 11'6" (5.65 x 3.52)

Fitted with a range of shaker style units, complemented by a breakfast bar island and contrasting work tops inset with a resin sink. Integrated Neff appliances including electric oven, gas hob, fridge and dishwasher. French doors opening onto the rear patio.

UTILITY ROOM

12'6" x 5'2" (3.82 x 1.58)

Providing additional storage, with a stainless-steel sink, and space for laundry appliances. Side access to the property.

BEDROOM 1

13'5" x 13'8" (4.11 x 4.17)

With a bay window to front aspect.

EN-SUITE

7'11" x 2'11" (2.43 x 0.89)

Fitted with a vanity unit, WC, shower enclosure, and heated towel rail.

BEDROOM 2

11'11" x 9'2" (3.65 x 2.80)

To rear aspect, with built-in wardrobes.

BEDROOM 3

11'11" x 10'5" (3.65 x 3.20)

A versatile room to rear aspect.

BATHROOM

7'0" x 5'10" (2.15 x 1.79)

Fitted with a vanity unit, WC, heated towel rail, and panelled bath with shower over.

GARAGE

19'7" x 9'6" (5.98 x 2.92)

Oversized single garage with electric sockets and lighting. Up and over door, and side pedestrian access to the garden.

TENURE

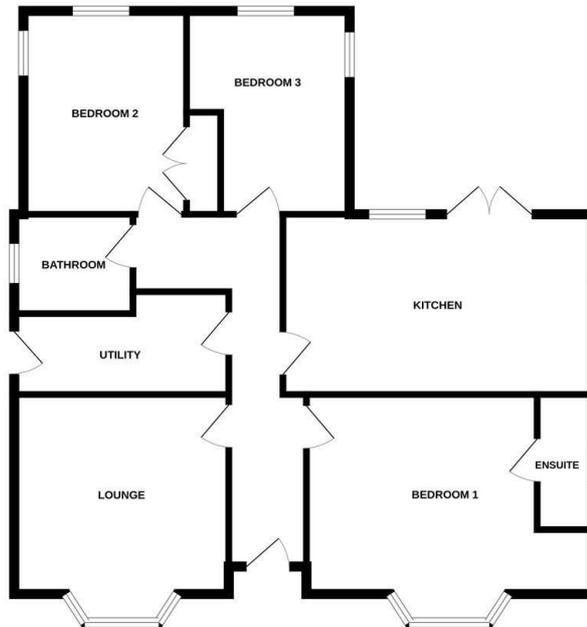
FREEHOLD

COUNCIL TAX

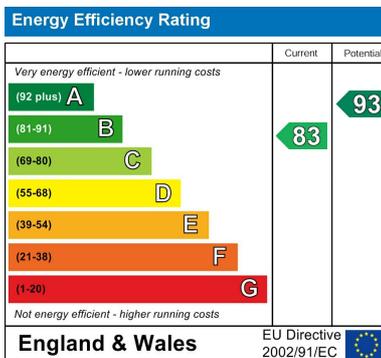
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GROUND FLOOR
990 sq.ft. (92.0 sq.m.) approx.



TOTAL FLOOR AREA: 990 sq.ft. (92.0 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of walls, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 Memphis 10/20



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



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