



69 Humberston Avenue, Humberston, North East Lincolnshire, DN36 4SR
£370,000

Key Features:

- Three Bedroom Detached Dormer Bungalow
- Unique Villa- Style Design
- Highly Regarded Humberston Avenue Location
- Spacious Reception Hallway
- Lounge & Versatile Rear Reception Room
- Open Plan Dining Kitchen
- Main Bedroom & Bathroom On The Ground Floor
- Two First Floor Double Bedrooms With Jack & Jill Shower Room
- Detached Double Garage
- Excellent School Catchment

Situated on the prestigious Humberston Avenue, this individual three bedroom detached dormer bungalow, built to a distinctive villa-style design, offers generous and flexible living space throughout.

Featuring a traditional interior, the property comprises a front entrance porch, large reception hallway - with double doors opening into the lounge. An open plan dining kitchen, separate utility room, cloakroom, and a versatile rear reception room. The main bedroom is situated on the ground floor, along with a family bath/shower room.

To the first floor are two further double bedrooms, connected by a Jack & Jill shower room.

Outside, there is ample driveway parking, a detached double garage, and a good sized private garden at the rear.



ENTRANCE PORCH

9'3" x 5'11" (2.84 x 1.82)

Front entrance to the property, with tiled floor, and arched glazed double doors opening into:-

HALLWAY

15'1" x 10'11" (4.60 x 3.35)

A spacious reception hallway - almost a room in itself! includes further tiled floor and double doors opening into the lounge.

LOUNGE

21'5" x 12'0" (6.53 x 3.66)

To front aspect, with open fireplace.

DINING KITCHEN

16'11" x 13'9" (5.17 x 4.21)

Fitted with a large range of bespoke units, tiled work tops inset with a ceramic sink, and central island incorporating a built-in oven, ceramic hob and microwave. Space for an American style fridge/freezer and plumbing for a dishwasher. Rear aspect window.

REAR RECEPTION ROOM

25'5" x 11'2" (7.76 x 3.42)

A versatile room currently used as office space. With French doors opening onto the rear garden, and staircase to the first floor.

UTILITY ROOM

7'1" x 4'6" (2.17 x 1.38)

Providing space for laundry appliances, with sink unit.

CLOAKROOM

7'5" x 2'10" (2.27 x 0.87)

Fitted with a WC and hand basin.

BATHROOM

11'9" x 8'0" (3.60 x 2.45)

Featuring a double vanity unit with marble top, panelled bath, shower enclosure and WC. Fitted storage cupboards, and heated towel rail.

BEDROOM 1

17'1" x 14'0" (5.21 x 4.27)

With full length windows to front aspect, and walk-in wardrobe.

FIRST FLOOR

BEDROOM 2

14'11" x 14'4" (4.57 x 4.38)

To front aspect, with built-in storage cupboard, plus eaves storage space.

BEDROOM 3

16'7" x 8'4" (5.06 x 2.55)

To rear aspect, with eaves storage space.

JACK & JILL SHOWER ROOM

8'0" x 6'6" (2.45 x 2.00)

Fitted with a shower enclosure, pedestal basin and WC.

OUTSIDE

The property is accessed via electric gates opening into a generous driveway providing ample parking and leading to the detached double garage. The private rear garden features spacious patio areas and a lawn.

COUNCIL TAX BAND

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TENURE

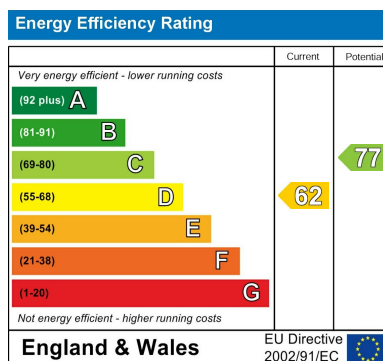




TOTAL FLOOR AREA: 2291 sq.ft. (212.8 sq.m.) approx.

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.

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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.

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