



Humberston Avenue, Humberston, DN36 4SW

FOR SALE - £750,000

CanTERS

Chartered Surveyors

This substantial **FIVE BEDROOMED DETACHED DORMER BUNGALOW** sits on a plot of over 1 acre (STSS), occupying a private position, set back from the street scene behind established hedgerows. The property comprises three reception rooms, a breakfast kitchen with ancillary area, utility room, cloakroom, three bedrooms, an en-suite master bedroom and a family bathroom on the ground floor, with two bedrooms and an attic-style store on the first floor. The property benefits from uPVC double glazed windows and wall-mounted central heating throughout, in addition to extensive gardens and off-road parking for multiple vehicles, including a garage and wood store. The property additionally comes with the benefit of outline planning permission for the construction of two detached bungalows within the rear gardens.

Forming on one of the most prestigious streets within North East Lincolnshire, Humberston Avenue is a long-established and desirable residential location, situated within the village of Humberston, on the outskirts of Grimsby. The tree-lined street is home to a wide range of stunning traditional and contemporary homes, being well positioned to benefit from easy access to the Cleethorpes Seafront and Cleethorpes Country Park, the Cleethorpes Golf Club and Bannatyne Health Club, as well as Humberston C of E and Humberston Academy Schools (rated Good and Outstanding respectively in their most recent Ofsted reports). Humberston Avenue forms the main link between Humberston and New Waltham, with the property situated on the northern side.

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| Entrance Porch | Enclosed ancillary area, accessed from the side aspect via double uPVC doors. Traditional décor, including tiled flooring, wallpapered walls, and a pendent light. |
| Hallway | L-shaped central hallway, accessed via a uPVC personnel door from the Entrance Porch, providing access to most ground floor rooms. Neutral décor, including carpet flooring, wallpapered walls, and a papered ceiling, with three triple light features. |
| Cloakroom | Accessed via the Hallway, providing views to the side aspect. Neutral décor, including timber-effect vinyl flooring, wallpapered walls with a large mail hatch, a papered ceiling, and a pendent light. |
| Reception Lounge | 5.56m x 5.59m (inc porch). Reception room, open to the Hallway, providing views to the front, via a semi-circular bay window and side aspects. A range of traditional features, including a solid-fuel fireplace with decorative surround and marble hearth, a vaulted ceiling and wall lights. Neutral décor, including carpet flooring, wallpapered walls, and a painted plaster ceiling with a triple light feature. |
| Sitting Room | 5.16m x 4.55m Reception room, providing views to the front aspect via a semi-circular bay window. A range of traditional-style features, including an electric log burner stove-style fire, with tiled motif surround and hearth and a shelved picture rail. Neutral décor, including carpet flooring, two-tone painted plaster walls with wall lights and an Artex ceiling. |
| Lounge / Diner | Dining area 4.61m max x 3.63m max plus sitting area 3.92m max x 6.22m max. L-shaped reception room, accessed by either the central hallway or the Sitting Room via two glazed timber doors, providing views to the front from a semi-circular bay window and the side aspect. Neutral décor, including carpet flooring, wallpapered walls with wall lights and an electric fire, beneath an Artex ceiling with pendent lights. |
| Kitchen / Diner | 4.57m x 3.79m plus 3.38m x 3.20m Fitted kitchen/diner, with additional preparation area or breakfast nook, accessed either via the Lounge/Diner or internal corridor from the hallway, providing views to the side aspect and access to the rear gardens via double uPVC doors. A range of fitted units, including integrated 4-ring hob, electric oven and sink with drainer. Neutral décor, including tile-effect vinyl flooring, a mixture of brick-effect wallpapered or tiled walls with a floral motif and a painted plaster ceiling with multiple triple spotlights. |
| Rear Lobby | Ancillary area, accessed via the Kitchen/Diner, providing access to the front aspect via a uPVC personnel door. Neutral décor, including tile-effect vinyl flooring, wallpapered walls with a beach hut motif and a painted plaster ceiling with a dome light. |
| Utility Room | 3.83m x 1.68m, accessed via the Rear Lobby, providing views to the rear aspect. A range of fitted units, including a sink with drainer and space for multiple white goods. Neutral décor, including tiled flooring, a mixture of painted plaster and tiled walls with a floral motif tile splash back and a pendent light. |
| WC | Ancillary area, accessed via the Rear Lobby and providing views to the side aspect, comprising a WC and basin. Neutral décor, including tile-effect vinyl flooring, a mixture of tiled and wallpapered walls, a painted plaster ceiling and a pendent light. |
| Bedroom 1 | 5.33m max plus wardrobe x 4.22m max Master bedroom, providing views to the rear via a bay window and side aspects, incorporating an extensive range of fitted cupboards, wardrobes, and drawer units. Neutral décor, including carpet flooring, wallpapered walls and an Artex ceiling with a pendent light. |
| En-Suite | Comprising a shower, basin, and WC. Neutral décor, including tiled flooring, tiled walls with a mosaic border, a painted plaster ceiling and a dome light. |

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| Entrance Porch | Enclosed ancillary area, accessed from the side aspect via double uPVC doors. Traditional décor, including tiled flooring, wallpapered walls, and a pendent light. |
| Bedroom 2 | 4.15m to wardrobe x 2.86m Double bedroom, providing views to the side aspect and incorporating fitted wardrobes. Neutral décor, including carpet flooring, wallpapered walls, and a painted plaster ceiling with a pendent light. |
| Bedroom 3 | 3.06m x 2.89m, providing views to the side aspect. Neutral décor, including carpet flooring, wallpapered walls, and a painted plaster ceiling with a pendent light. |
| Bathroom | 4.23m x max x 2.97m L-shaped family bathroom, providing views to the rear aspect, comprising a bath, walk-in shower, basin with illuminated mirror unit above and WC. Neutral décor, including tiled flooring, two-tone tiled walls with boarder and a painted plaster ceiling with inset spotlighting. |
| Staircase/Landing | Traditional timber staircase with half-landing, providing access to all first-floor rooms via a small landing, with views to the side aspect via a high-level window. Neutral décor, including carpet flooring, wallpapered walls, and a painted plaster ceiling. |
| Bedroom 4 | 8.13m max x 3.34m max (restricted head height) Double bedroom, providing views to the front and side aspects, including a large dressing/ancillary area. Neutral décor, including carpet flooring, wallpapered walls and an Artex ceiling with double pendent lights. |
| Bedroom 5 | 2.63m x 2.54m Single bedroom, providing views to the front aspect, via high-level windows. Décor including carpet flooring, wallpapered walls, and a painted plaster ceiling with a pendent light. |
| Eaves Store | Basic attic-style storage area, accessed via a standard personnel door. |
| Outside | <p>Lawned gardens to the front, secured from the street scene by hedgerows, incorporating a range of low-level brick walls, raised flowerbeds and a separate pedestrian access. A pebbled driveway, running along the western side of the property, leads to the parking area, capable of housing multiple vehicles and leading to a sectional concrete garage with open-sided wood store to the rear.</p> <p>Extensive lawned gardens to the rear, extending to approximately 0.69 acres (STSS) and split into two allocated sections, secured using a range of feather-board timber fences and hedgerows, incorporating multiple fruit trees and decorative elements.</p> |

Planning Permission

Outline planning permission was granted on the 08 January 2021 for “the erection of two bungalows and garages” within the rear gardens, under reference DM/1166/19/OUT. Any acquisition of the property will come with the benefit of this consent, although formal permission from North East Lincolnshire Council should be made prior to any development.

Council Tax Band: G

NB: The property is listed on the DirectGov website with an Improvement Indicator, which states that “improvements have been made to the property that might result in the Council Tax band changing if a relevant transaction takes place, for example, if the property is sold”. As a result, this Band may change upon completion and any purchaser should contact North East Lincolnshire Council for further information.

EPC Rating: Awaiting Confirmation

FURTHER INFORMATION AND TO VIEW:

Viewing by appointment only, contact James Chisholm james@canters.co.uk 01472 356143.

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Property Inspected: 23/09/2021

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ADDITIONAL PHOTOS & PLANS



Reception Lounge



Reception Lounge



Sitting Room



Lounge / Diner



Lounge / Diner



Kitchen / Diner

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ADDITIONAL PHOTOS & PLANS



Kitchen / Diner



Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 3



Bedroom 4

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ADDITIONAL PHOTOS & PLANS



Family Bathroom



Rear View



Rear Garden



Rear Garden



Driveway



Second Garden

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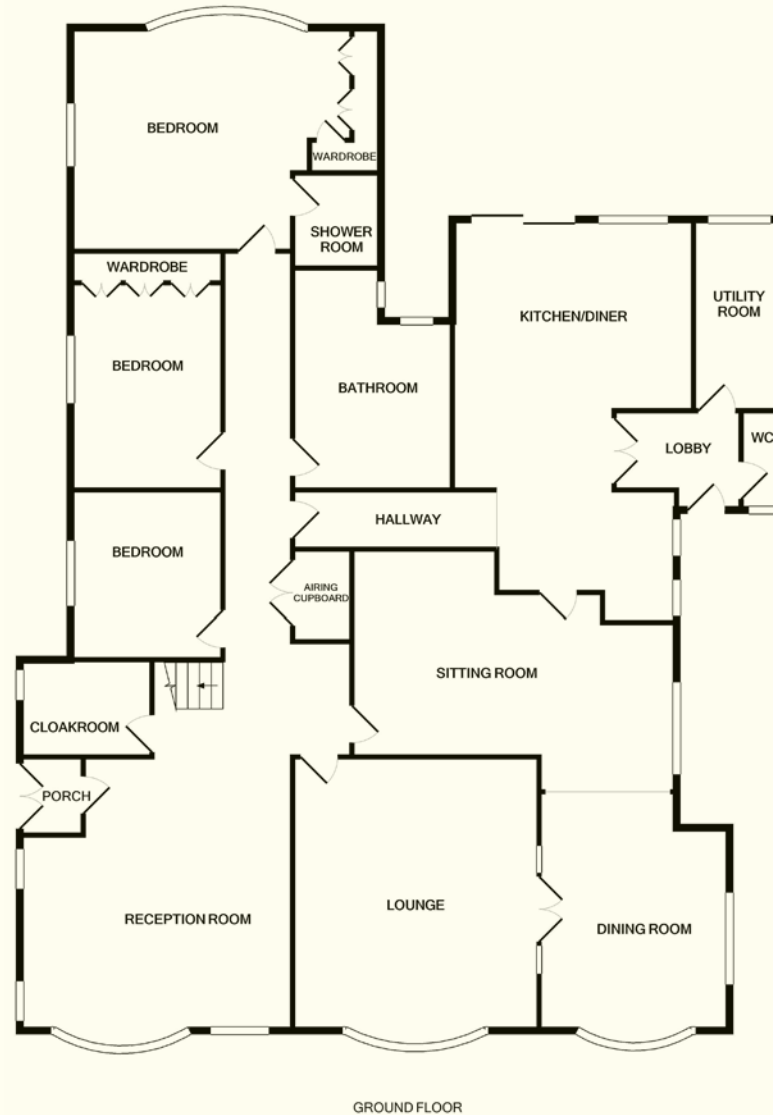
ADDITIONAL PHOTOS & PLANS



Second Garden



Second Garden



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