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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



43 Church Avenue
Humberston
DN36 4DJ

£299,950

Potentially in a NO FORWARD CHAIN position is this superb doubly extended three bedroom semi detached house. Set on 0.14 acres in the centre of a highly sort after postcode on busy bus routes, close to schools, parks and amenities this property is perfect for the growing family with almost everything at its door. Briefly comprising Entrance porch and hall, open plan kitchen dining room and lounge, separate living room, cloakroom, stairs and spacious landing, three double bedrooms and family bathroom with separate shower internally the property also offers all you would expect and more to the outside with off road parking for four cars or other types of vehicle behind tall secure gates with large beautifully presented landscaped rear gardens and two separate patios to the back. A property of real quality with 18 years of loving care from its owners the property offers, oak vaneer doors, polished chrome socket,

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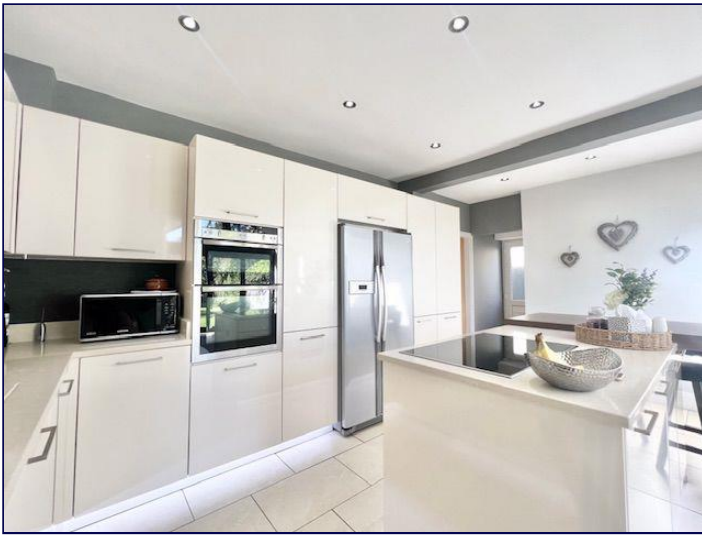
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Entrance porch

1' 8" x 4' 5" (0.51m x 1.34m)

A small entrance porch has black and white chequered floor and grey decor.

Entrance hall

12' 5" x 7' 10" (3.79m x 2.40m)

An extra wide entrance hall even has space for a piano due to the clever side extension. A new stair case added by the current owners runs to one side with Kardeen wood effect flooring laid, grey decor to coving, uPVC window with blind to the front, pendant light and radiator.

Lounge

13' 10" x 12' 3" (4.22m x 3.74m)

A spacious lounge opens up into a large bay window with fitted blinds to the front. The room has more wood effect Fardeen flooring, grey decor to coving, feature fireplace which will be moved and replaced with similar has remote control gas fire and cream marble inset and hearth. The room has radiator and pendant light.

Kitchen dining room

9' 5" x 17' 1" (2.86m x 5.21m)

A beautifully fitted Richard Sutton cream high gloss kitchen with cream marble work top and splash back returns has integral appliances fitted including NEFF four ring gas hob with central plate warmer, NEFF eye line level double oven grill, Beko

dishwasher, washing machine and space for American style fridge freezer. There is sunken one and a half sink with routed drainer, grey glass splash back tiling, cream tiled floor, island unit and walnut effect four seater breakfast bar. The room has down lights, under unit and kick board level mood lighting. There is grey decor to the walls and uPVC frosted door to the side elevation.

Living room

12' 10" x 13' 9" (3.91m x 4.19m)

Open plan to the kitchen dining room this superb extension offers a vaulted ceiling with four Veux windows which provide a superb amount of light to the rear of the house. Not only that the room has full width bi-folding doors to the rear garden and patio. The room has grey decor, pendant light and electric under floor heating beneath the cream tiled floor.

Cloakroom

5' 7" x 2' 11" (1.71m x 0.89m)

Part of the side extension this WC is a welcome addition for a family home and has matching white WC and vanity sink, white metro splash back tiling, grey decor, uPVC frosted window with fitted blind, black polished tiled floor and ceiling light.

Stairs and landing

The stairs and landing have new hard wearing beige carpet fitted, grey decor to coving, uPVC window to the side, pendant light and loft access.

Bedroom One

13' 10" x 10' 7" (4.22m x 3.22m)

The largest bedroom has a full length offering of wardrobes with modular railing and storage inside, uPVC window with blind to the front, same beige carpet as the landing and stairs, grey decor to coving, radiator and ceiling light.

Bedroom Two

9' 6" x 10' 7" (2.89m x 3.22m)

The second double bedroom has wood laminate flooring, grey decor to coving, ceiling light, radiator and uPVC window and blind to the rear.

Bedroom Three

10' 3" x 9' 7" (3.12m x 2.92m)

The third bedroom could handle a double bed and has uPVC window to the front with fitted blind, wood laminate flooring, grey decor to coving, radiator and pendant light.

Family Bathroom

6' 3" x 9' 7" (1.91m x 2.92m)

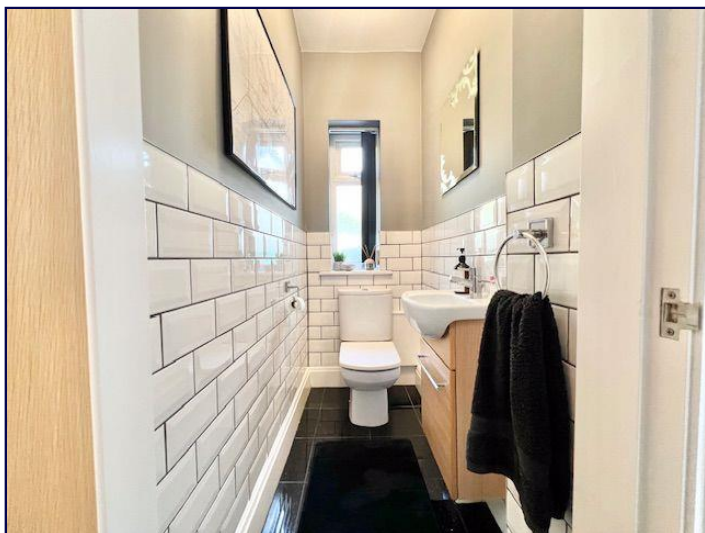
The family bathroom is exquisitely done with three piece bathroom suite of oval freestanding bath, vanity sink and WC being accompanied by a separate large shower with low threshold tray and fold glass screen. The room has a dark grey tiled floor and a lighter tiled grey wall, uPVC frosted window to the rear, polished chrome vertical radiator, extractor and ceiling light.

Rear garden and patio areas

A large back garden occupies a large amount of the 0.14 acre plot and has block paved patio to the rear of the house which wraps itself around and back down the side of the house to a metal gate to the front. Lawn garden then leads the full length of the garden with landscaped soil borders to both sides until it reaches a good sized grey slab patio for tables and chairs which is perfect for enjoying the afternoon sun and for entertaining. There is a thick mature hedge to one side and lower fence to the other with two mature trees to one side.

Front garden and parking

To the front there is a large block paved driveway that offers off road parking for approximately four cars or has space for a camper van or such likes instead and as well as cars. The garden has a gravelled area with retained soil borders to the front part, Laurel hedge to the front boundary, thick hedge to one side a lower hedge to the other, metal gate to rear garden and large iron gate to the pavement for vehicular and pedestrian access.



Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation.
All interested parties are advised to make their own enquiries.

Services

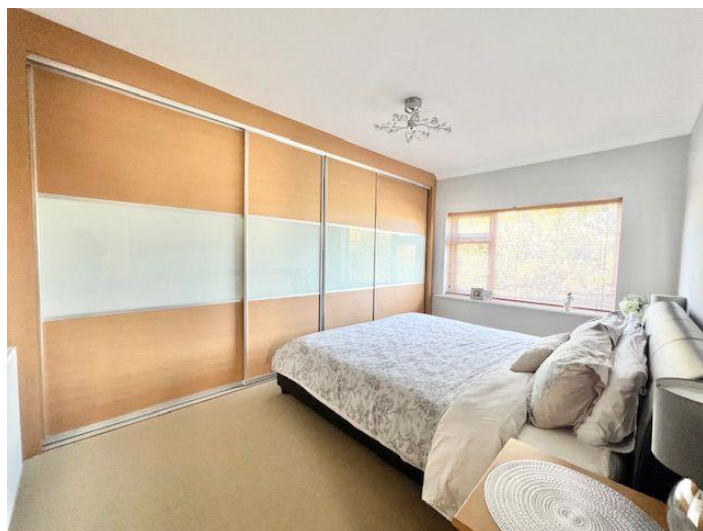
All mains services are understood to be connected, however
Crofts have not inspected or tested any of the services or service
installations & purchasers should rely on their own survey.

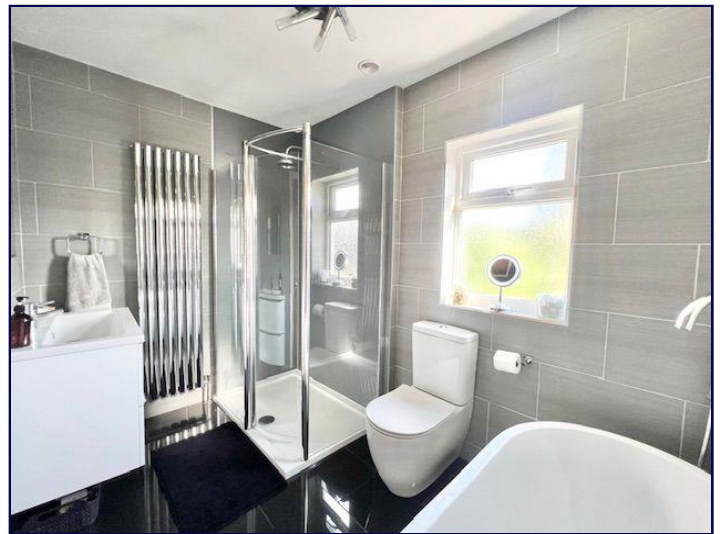
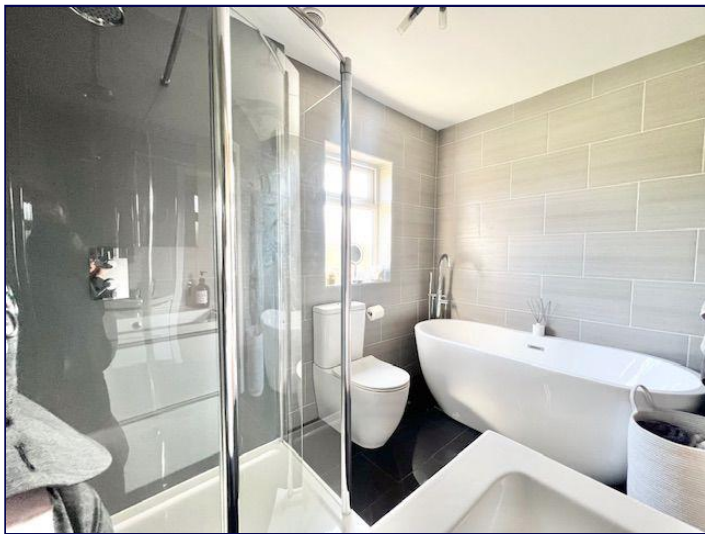
Viewings

Please contact the relevant marketing office and all viewings are
strictly by appointment only please.

Council Tax Information

Band B: To confirm council tax banding for this property please
view the website www.voa.gov.uk/cti



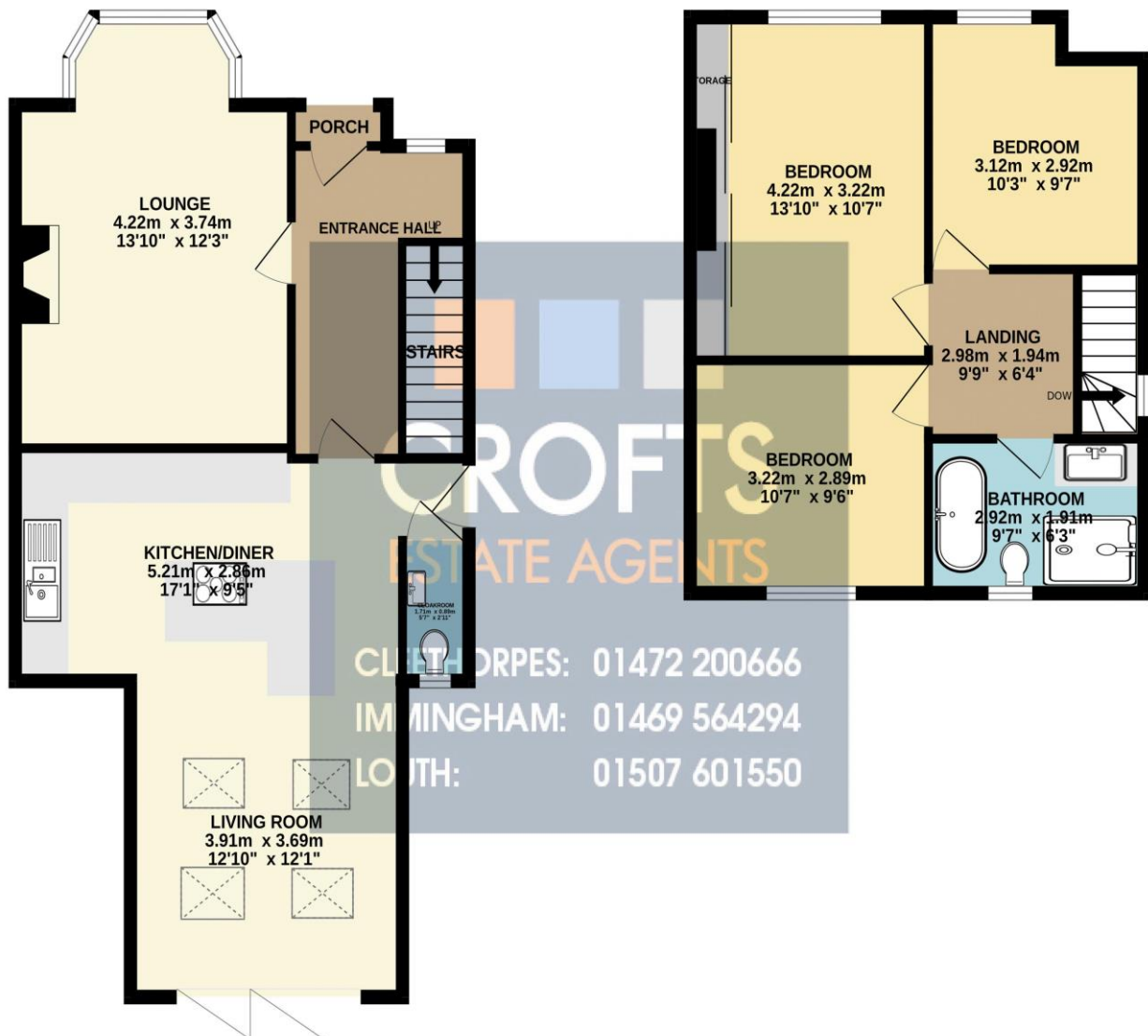


OPEN 7 DAYS A WEEK

Monday to Thursday 9am to 5.30pm (Tuesday opening 9.30am)
Friday 9am to 6.00pm
Saturday 9am to 3.00pm
Sunday 11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR
59.1 sq.m. (636 sq.ft.) approx.

1ST FLOOR
42.7 sq.m. (459 sq.ft.) approx.



TOTAL FLOOR AREA: 101.7 sq.m. (1095 sq.ft.) 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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