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



Field House Road

Humberston
DN36 4UJ

Offers in the Region Of
£249,950

Superbly appointed semi detached bungalow which is located within the village of Humberston. Ideal for anyone looking to downsize but also big enough for a family, a must to view for anybody looking for a modern property all on one level. Without a doubt the cherry on the cake is the fantastic rear garden which the current owners along with the inside of the property have spared no expense to create what's on offer. With a super decked area with sheltered pergola, areas for children to play and also area of grass, all leading to the spacious summer house with full electrics. Internal viewing will reveal the entrance hall, lounge, kitchen, conservatory, three bedrooms and the bathroom. There is also ample off road parking through the gate and then a garage with further storage attached, part of the garage has been sectioned off to now be a storage area to the front and a store room with the remaining space. Nearby there are a wide variety of local amenities and schools and the property also benefits from uPVC double glazing and gas central heating.

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Entrance Hall

Entering the property reveals coving to the ceiling, a radiator and laminate flooring. There is also access to the loft.

Lounge

14' 1" x 10' 10" (4.29m x 3.31m)

The lounge has a bow window to the front elevation, coving to the ceiling, a radiator and a carpeted floor. There is also a lovely feature fire place.

Kitchen

10' 6" x 10' 0" (3.20m x 3.06m)

The kitchen has a window and door to the rear elevation, a radiator and a tiled floor. There is also a fitted kitchen with a ceramic sink and drainer, plumbing for a washing machine and an under counter fridge and freezer.

Conservatory

9' 6" x 10' 11" (2.90m x 3.33m)

The conservatory has tri aspect windows, French doors to the side elevation and laminate flooring.

Bedroom One

13' 1" x 10' 11" (3.99m x 3.33m)

Bedroom one has a bay window to the front elevation, a radiator and a carpeted floor.

Bedroom Two

9' 5" x 10' 10" (2.88m x 3.31m)

Bedroom two has French doors to the rear elevation, a radiator and laminate flooring. This room is currently used as a sitting room.

Bedroom Three

6' 11" x 10' 11" (2.11m x 3.33m)

Bedroom three has a window to the side elevation, a radiator and a carpeted floor.

Bathroom

5' 10" x 7' 3" (1.77m x 2.22m)

The bathroom has an opaque window to the rear elevation, fully tiled walls, a radiator and a tiled floor. There is a modern suite with a WC, vanity basin and a bath with a glass screen and mains shower.

Summer House

9' 5" x 29' 4" (2.86m x 8.95m)

With electrics, six windows and French doors looking out onto the garden, this is a great place for a party with friends or even a place to work from home.

Garage

With the first portion for secure storage and the up and over door for access. The next portion is accessed through a side door and is secure storage. Lastly there is a further section with secure storage.

Outside

Accessed through a secure gate to reveal ample off road parking on a low maintenance garden space. With access down the side to the rear garden and garage. The rear garden is a sight to behold with a decked area and pergola with shelter which is ideal for alfresco dining. With a lawn, raised patio area to the side, further pergola and then, THE SUMMER HOUSE.

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, 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

Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

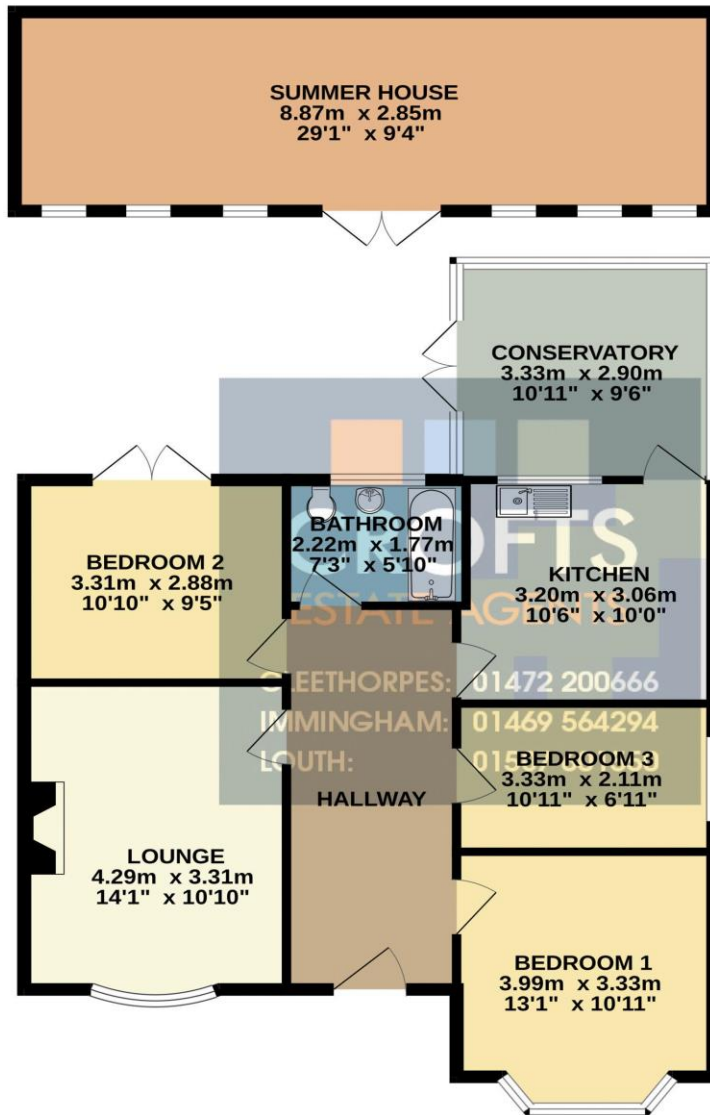
Mortgage and Financial Advice

With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



GROUND FLOOR



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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