



### 31b Humberston Avenue

Humberston  
DN36 4SW

£635,000

Crofts estate agents are delighted to offer for sale this substantial detached family residence which is located upon one of the areas most prestigious addresses. Humberston Avenue. Offering versatile accommodation throughout, this property is sure to be popular and therefore comes with viewing highly advised. Nearby there are a wide variety of local amenities and excellent schools for children of all ages. Internal viewing will reveal the grand entrance hall, lounge, sitting room, dining room, conservatory, study, kitchen, cloakroom and the utility room all to the ground floor. To the first floor there are four double bedrooms, the en-suite, family bathroom, shower room with sauna and an extremely spacious first floor landing. Externally there are spacious gardens with a large driveway providing an abundance of off road parking, a summer house and shed and access to the double garage which has a cloakroom and also a room above. The property also

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

Email: Cleethorpes: [info@croftsestateagents.co.uk](mailto:info@croftsestateagents.co.uk)

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

Email: Immingham : [immingham@croftsestateagents.co.uk](mailto:immingham@croftsestateagents.co.uk)

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Louth : [louth@croftsestateagents.co.uk](mailto:louth@croftsestateagents.co.uk)

[www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk)



### **Entrance Hall**

Entering into the property reveals a grand entrance area with coving to the ceiling, a radiator and a carpeted floor. There is also a storage cupboard.

### **Cloakroom**

7' 8" x 7' 6" (2.34m x 2.29m)

The cloakroom has an opaque window to the side elevation, coving to the ceiling, a radiator and vinyl flooring. There is also a WC and a basin.

### **Lounge**

17' 10" x 13' 9" (5.44m x 4.20m)

The lounge has two windows to the rear and one to the side elevation, coving to the ceiling, a radiator and a carpeted floor. There is also a superb gas feature fire place.

### **Sitting Room**

11' 11" x 14' 10" (3.62m x 4.51m)

The sitting room has two windows to the front and one to the side elevation, coving to the ceiling, a radiator and a carpeted floor. There is also a superb gas feature fire place.

### **Study**

9' 9" x 8' 7" (2.96m x 2.62m)

The study has a window to the side elevation, coving to the ceiling, a radiator and a carpeted floor.

### **Dining Room**

11' 2" x 13' 11" (3.41m x 4.25m)

The dining room has sliding patio doors to the conservatory and French doors to the kitchen, coving to the ceiling, a radiator and a carpeted floor.

### **Conservatory**

11' 1" x 23' 5" (3.37m x 7.13m)

The conservatory has tri aspect windows, French doors to the garden, a ceiling fan, radiator and a tiled floor.

### **Kitchen/Breakfast Room**

29' 4" x 9' 10" (8.94m x 3.00m)

This great sized room has windows to the front and side elevations, two radiators and both laminate and a tiled floor. There is a range of fitted units to base and eye level with a sink and drainer, range oven and plumbing for a dish washer. There is also a good space for a breakfast table and chairs.

### **Utility room**

7' 1" x 9' 1" (2.15m x 2.77m)

The utility room has dual aspect windows to the front and side, a door to the rear elevation, a radiator and vinyl flooring. There is also a sink and drainer, fitted unit and plumbing for a washing machine.

**Cleethorpes** 01472 200666  
**Immingham** 01469 564294  
**Louth** 01507 601550

[www.facebook.com/croftsestateagents](http://www.facebook.com/croftsestateagents)



## First Floor Landing

The first floor landing has dual aspect windows to the front and side elevation, coving to the ceiling, two radiators and a carpeted floor. There are also two storage cupboards.

## Master bedroom

16' 4" x 14' 10" (4.97m x 4.52m)

The master bedroom has a bay window to the front elevation, window to the side elevation, coving to the ceiling, a radiator and a carpeted floor. There is also an extensive range of fitted bedroom furniture.

## En-suite

11' 4" x 8' 5" (3.46m x 2.57m)

The en-suite has two opaque windows to the side elevation, coving to the ceiling, a radiator and a tiled floor. There is also a WC, basin, bath a large shower cubicle with a mains operated shower.

## Bedroom Two

11' 11" x 13' 10" (3.64m x 4.21m)

Bedroom two has a bay window to the rear elevation, coving to the ceiling, a radiator and a carpeted floor. A window seat and fitted wardrobes.

## Bedroom Three

11' 2" x 13' 0" (3.40m x 3.97m)

Bedroom three has a window to the rear elevation, coving to the ceiling, a radiator and a carpeted floor. There is also a fitted wardrobe.

## Bedroom Four

11' 2" x 10' 10" (3.40m x 3.29m)

Bedroom four has a window to the rear elevation, coving to the ceiling, a radiator and a carpeted floor.

## Family Bathroom

7' 3" x 8' 11" (2.20m x 2.72m)

With dual aspect opaque windows, coving to the ceiling, a radiator and a tiled floor. There is also a WC, basin with built in storage and a bath.

## Sauna/Shower Room

7' 7" x 8' 6" (2.31m x 2.59m)

With an opaque window to the side elevation, access to the loft, a radiator and vinyl flooring. There is also a shower cubicle with a mains shower and a sauna.

## Double Garage

With two up and over doors, electrics, a cloakroom and access to a room above ideal for anything from a place to work from home to a man cave.

## Outside

Gates open to reveal a long driveway providing ample off road parking with space to turn. The front garden is a great size with gates to the rear garden and access to the garage. There is a lawn, stocked flower beds and established shrubs and trees. The rear garden has a well kept lawn, stocked flower beds and established shrubs and trees. There is also a summer house, shed and a large patio area which is ideal for alfresco dining.

## 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 G: To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://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](http://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



GROUND FLOOR  
153.1 sq.m. (1648 sq.ft.) approx.

1ST FLOOR  
119.8 sq.m. (1289 sq.ft.) approx.

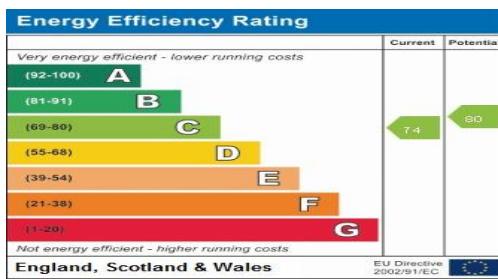


CROFTS  
ESTATE AGENTS  
CLEETHORPES: 01472 200365  
BIRMINGHAM: 01469 564294  
LONDON: 01507 601550

TOTAL FLOOR AREA: 272.9 sq.m. (2937 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.

Made with Metropix® 2022



**DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS** Although we have taken great care to insure 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. In particular any information provided in respect of tenure, council tax, rateable values etc has been given in good faith and whilst believed to be correct, may be subject to amendment. Any references to the condition, use or appearance of the property are made for guidance only, and no warranties are given or implied by this information. It is not Crofts 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. All measurements are approximate and are for guidance only and cannot be relied upon. 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 purpose only, and are not for any other use but guidance & illustration. Crofts have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore verify that they are in working order, or fit for their intended purpose. These details do not form any part of any contract, and unless specifically stated otherwise, furnishings and contents are not included within this sale.