



**Carrington Drive**

Humberston  
DN36 4XQ

Offers in the Region Of  
£235,000

Early viewing is highly advised on this well proportioned detached two/three bedroom detached bungalow located within this popular part of Humberston. Offered for sale with no forward chain on the vendors side the property benefits from gas central heating and uPVC double glazing and briefly comprises entrance hallway, lounge, kitchen, dining room or third bedroom, conservatory, bathroom and two further bedrooms. Front and rear gardens. Driveway and attached garage.



### **Entrance Hallway**

Neutrally decorated and having uPVC double glazed entrance door to the front elevation. Loft access to the ceiling. Gas central heating radiator. Airing cupboard.

### **Lounge**

15' 3" x 12' 1" (4.642m x 3.684m)

A well proportioned living room with uPVC double glazed windows to the front and side elevations offering a dual aspect view. Offering dado rail to the walls and coving and rose to the ceiling. Living flame gas fire with surround. Gas central heating radiator.

### **Kitchen**

12' 7" x 8' 6" (03.836m x 2.603m)

Offering a range of fitted wall and base units with complementary roll edged work surfacing with inset stainless steel sink and drainer. Gas cooker point with brushed steel chimney extractor over. Plumbing for a washing machine and space for under counter fridge and freezer. uPVC double glazed window to the front elevation. uPVC double glazed entry door to the side aspect. Gas central heating radiator. Wall mounted gas boiler.

### **Bathroom**

8' 1" x 5' 7" (2.475m x 1.697m)

Fitted with a panelled bath with shower fitment, pedestal wash hand basin and close coupled w.c. Tiling to the walls. uPVC double

glazed window to the side elevation. Gas central heating radiator. Electric bathroom socket.

### **Dining Room or Bedroom Three**

10' 6" x 9' 4" (3.213m x 2.833m)

With coving to the ceiling and twin dado rail to the walls. Gas central heating radiator. Sliding double glazed patio door through to the conservatory.

### **Conservatory**

11' 2" x 8' 10" (3.402m x 2.686m)

A well proportioned double glazed conservatory with French doors to the side elevation.

### **Bedroom One**

12' 11" x 9' 7" (3.947m x 2.915m)

A good sized principle bedroom with uPVC double glazed window to the rear elevation. Gas central heating radiator.

### **Bedroom Two**

10' 11" x 6' 8" (3.329m x 2.097m)

uPVC double glazed window to the rear elevation. Gas central heating radiator.

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

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## Outside

The property has established front and rear gardens, with the rear garden enjoying a reasonable degree of privacy and has lawn and patio areas. Driveway and attached garage.

## 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.

## Viewing

By appointment only, telephone 01472 200666

## Council Tax Information

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

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GROUND FLOOR  
75.9 sq.m. (817 sq.ft.) approx.



TOTAL FLOOR AREA : 75.9 sq.m. (817 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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