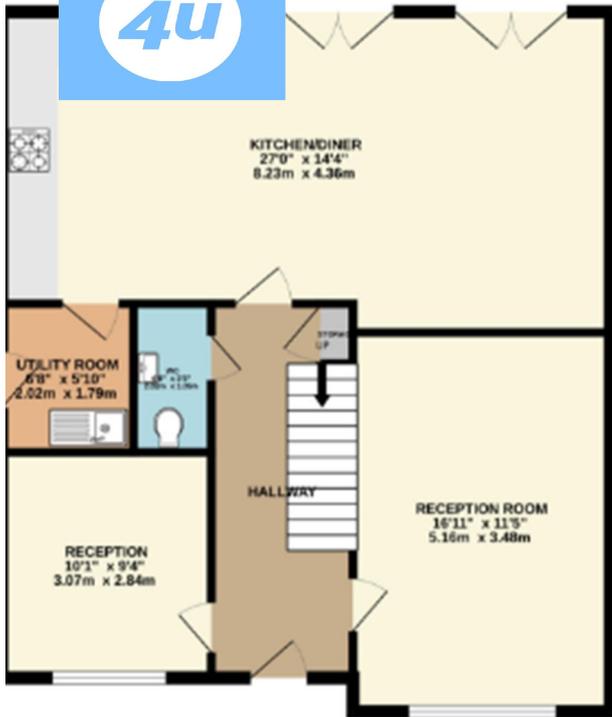


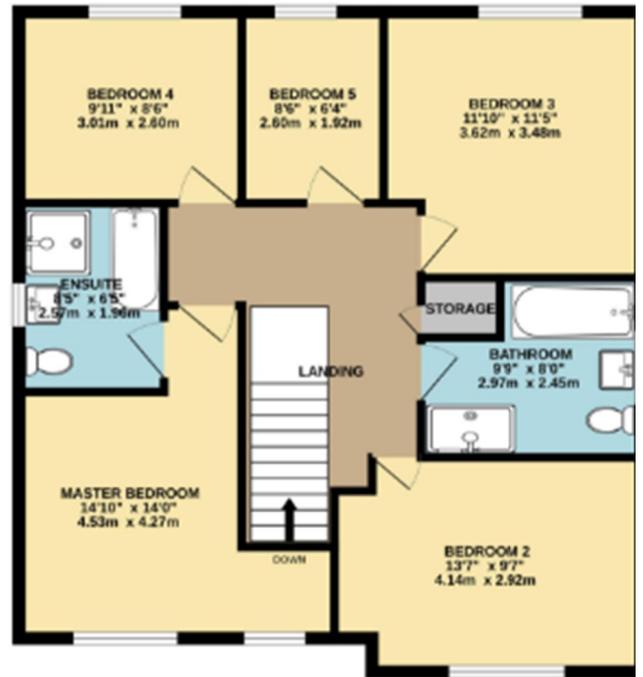
GROUND FLOOR
821 sq.ft. (76.2 sq.m.) approx.

SmartSale

4u



1ST FLOOR
790 sq.ft. (73.4 sq.m.) approx.



Clubhouse Way

Humberston, Grimsby DN36 4ZP

- Garage for parking or storage
- Five well-proportioned bedrooms
- Driveway providing off-road parking
- Spacious detached family home
- Two versatile reception rooms

£354,995 Freehold





Location

Full Description

Welcome to this spacious and charming five-bedroom detached family home, perfectly situated in the sought-after area of Humberston. Ideal for growing families or those seeking ample space, this impressive property boasts a welcoming atmosphere and versatile living areas designed to meet the demands of modern living. With its generous rooms and practical layout, this house provides a fantastic opportunity to secure a comfortable family lifestyle in a desirable location. Step inside to discover two well-proportioned reception rooms that offer flexible space for relaxing, entertaining, or working from home. The bright and airy living room provides plenty of natural light, creating a warm and inviting environment for family gatherings or quiet evenings. Adjacent to this is a second reception room that can easily be adapted to suit your needs, whether as a cosy lounge, formal dining area, or playroom for children. The heart of the home is a spacious kitchen, designed with practicality and style in mind. Ample counter space and storage options make meal preparation a pleasure, while the layout ensures smooth movement throughout the area. Large windows overlook the garden, allowing you to enjoy views of the outdoors while cooking or dining. Upstairs, you will find five well-proportioned bedrooms, each offering plenty of space to unwind and personalise. Whether you need comfortable bedrooms for family members, a guest room, or a dedicated home office, this property caters to a variety of requirements. The two bathrooms, one family bathroom and one en-suite, are tastefully designed with modern fixtures, enhancing convenience for busy households. Externally, the property benefits from two garages that can be utilised for parking or additional storage, providing practical solutions for your vehicles and belongings. The driveway offers off-road parking for multiple cars, adding further convenience and security. The garden surrounding the house is an inviting space where children can play safely or adults can enjoy outdoor entertaining and gardening.

Located in the desirable community of Humberston,

this property is well placed to enjoy a blend of peaceful residential living with easy access to local amenities, schools, and transport links. Humberston is renowned for its friendly neighbourhood, green spaces, and excellent facilities, making it an ideal place to call home. In summary, this detached family home offers an exceptional blend of space, versatility, and practicality. With five good-sized bedrooms, two reception rooms, ample parking, and a garage, it is perfectly suited to meet the needs of modern family life. Don't miss the chance to make this wonderful property your new home in Humberston - contact us today to arrange a viewing and discover all that this fantastic property has to offer.

1. MONEY LAUNDERING REGULATIONS:

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to

view the property.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SMARTSALE4U NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Local Authority
Council Tax Band
EPC Rating **B**



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.