

ARGYLE

ESTATE AGENTS



50 Fieldhouse Road, Humberston DN36 4UJ
£150,000

Key Features:

- Two/Three Bedroom Semi Detached Bungalow
- Sought After Village Location
- Lounge, Kitchen, Bathroom
- Two Double Bedrooms
- Dining Room (Or Third Double Bedroom)
- Gas Central Heating, UPVC Double Glazing
- Driveway, Good Sized Private Rear Garden
- Log Style Cabin/Office/Studio/Games Room

A well presented semi detached bungalow found in this ever popular residential area lying just off North Sea Lane and positioned opposite local amenities. Offering good sized accommodation throughout comprising a spacious hallway leading to the lounge, kitchen, two double bedrooms, dining room (or third double bedroom), and bathroom. Outside, the driveway provides parking for at least two vehicles, and at the rear a private garden featuring a log cabin style outbuilding, plus lawn and various patio areas. Viewing advised to fully appreciate.



ENTRANCE HALLWAY

4.74 X 1.99 (15'7" X 6'6")

Access via a double glazed door into the porch with further door into the hall. A particularly spacious hall with central heating radiator, vinyl flooring, and access to the loft space.

KITCHEN

3.39 X 3.19 (11'1" X 10'6")

Fitted with a good range of white gloss wall and base mounted units with complementary work surfaces and tiled splashbacks. Incorporating a ceramic sink/drainage and chrome mixer tap, integrated fridge/freezer, electric oven and hob with chimney style extractor over. Plumbing for a washing machine. Unit housing the gas central heating boiler. Tiled floor. Central heating radiator. UPVC Double glazed window to the rear elevation, and a UPVC double glazed door to the rear garden.

LOUNGE

4.32 X 3.34 (14'2" X 10'11")

With a UPVC double glazed window to the front elevation. Wood fire surround with granite back and hearth incorporating an inset electric fire. Two central heating radiator and carpeted floor.

DINING/THIRD BEDROOM

4.08 X 3.37 (13'5" X 11'1")

A good sized dining room or third double bedroom. With a UPVC double glazed bay window to the front elevation, central heating radiator and carpeted floor.

BEDROOM ONE

3.35 X 3.16 (11'0" X 10'4")

With a UPVC double glazed window to the rear elevation, central heating radiator and carpeted floor.

BEDROOM TWO

3.37 X 2.12 (11'1" X 6'11")

A second double bedroom, with a UPVC double glazed window to the side elevation, central heating radiator and carpeted floor.

BATHROOM

2.20 X 1.97 (7'3" X 6'6")

Fitted with a white suite comprising a panelled bath with thermostatic shower over, pedestal wash basin and a low level wc. Fully tiled walls, vinyl flooring, central heating radiator and a obscure UPVC double glazed window to the rear elevation.

CABIN

4.74 X 2.79 (15'7" X 9'2")

Timber cabin with double glazed timber frames, electricity ideal for a variety of uses, office, studio, gym, games room etc.

OUTSIDE

Front garden with lawn and hardstanding providing additional parking space. Driveway to the side leading to double gates at the rear. The rear garden features raised decking with log cabin style outbuilding and added workshop both with uPVC windows. There is also a lawn, a paved patio plus further decking at the very rear. Timber shed also at the rear included.



VIEWINGS

By Appointment Only

TENURE

We are advised by the vendor that the property is: Freehold However, prospective purchasers should have the tenure of this property confirmed by a solicitor. Additional Information Local Authority: North East Lincolnshire Council Telephone 01472 313 131

Services: All mains services are available or connected subject to the statutory regulations. we have not tested any heating systems, fixtures, appliances or services.

DISCLAIMER – IMPORTANT NOTICE REGARDING SALES PARTICULARS

Although we have taken great care to ensure 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. Any references to the condition, use or appearance of the property or appliances therein, are made for guidance only, and no warranties are given or implied by this information. It is not the Agents 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. 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 purposes only and are not for any other use but guidance and illustration. The Agents 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. The details do not form any part of a contract and unless specifically stated otherwise, furnishings and contents are not included within this sale.

