

ARGYLE

ESTATE AGENTS



62 Midfield Road, Humberston DN36 4TH
£270,000

Key Features:

- Four Bedroom Detached Family Home
- Spacious & Well Presented Accommodation
- Popular Location, Excellent School Catchment
- Bay Fronted Lounge
- Versatile Reception Room (Ideal Study Or Playroom)
- Kitchen/Dining Room, Utility Room, Cloakroom/WC
- **FOUR DOUBLE BEDROOMS**
- En-Suite Shower Room, Family Bathroom
- Gas Central Heating, uPVC Double Glazing
- Driveway, Rear Garden With Lawn & Patio

PERFECT FAMILY HOME!...A Four Bedroom Detached Property occupying a quiet cul de sac position in this sought after area, popular with family purchasers wanting access to the excellent schools in Humberston. The property offers well planned and spacious accommodation boasting a full width open plan Kitchen/Dining Room which is well appointed with a large range of units and integrated appliances. A good sized bay fronted Lounge, and further reception room which is ideal as a Study or Playroom. Located off the Entrance Hall is a Cloakroom/WC and very useful Utility Room. To the first floor are Four Double Bedrooms, including the Master Bedroom With En-Suite Shower Room, and a modern Family Bathroom. Outside, a block paved Driveway providing ample off road parking, and enclosed Rear Garden with lawn and patio. A Lovely Home... Viewing Highly Recommended.



ENTRANCE HALLWAY

Access via uPVC door into the entrance hall with wood effect laminate flooring and central heating radiator. Carpeted staircase with spindle balustrade and under stairs storage space.

CLOAKROOM/W.C.

1.65 X 0.83 (5'5" X 2'9")

Fitted with a low flush wc and corner hand basin with chrome mixer tap. Chrome towel radiator. Security alarm system panel.

KITCHEN DINING ROOM

8.31 X 3.05 (27'3" X 10'0")

Stretching the full width of the property, a well appointed kitchen fitted with a large range of white gloss base and wall mounted units paired with complementary wood effect work surfaces which extends to form a peninsula breakfast bar. Stainless steel sink/drainer and chrome mixer tap, integrated dishwasher, and ceramic hob with stainless steel chimney style extractor over. Bank of tall units incorporating larder units, an integrated fridge/freezer and a built-in electric oven/grill. Central heating radiator. Two uPVC windows to the rear elevation and a uPVC door to the side of the property.

Dining area with french doors to the lounge, further gas central heating radiator and uPVC door to the rear garden. Wood effect laminate flooring throughout.

UTILITY ROOM

2.71 X 1.81 (8'11" X 5'11")

Very useful utility space fitted with a sink base unit, plumbing for a washing machine and space for a tumble dryer. Wall unit housing the gas central heating boiler.

LOUNGE

5.76 X 3.31 (18'11" X 10'10")

Bay fronted lounge with wood fire surround incorporating an inset gas fire, granite back and hearth. Central heating radiator and carpeted floor.

SECOND RECEPTION ROOM

3.15 X 2.56 (10'4" X 8'5")

A versatile room ideal for a playroom or study. With a uPVC window to the front elevation, central heating radiator and carpeted floor.

FIRST FLOOR LANDING

With storage/airing cupboard housing the hot water cylinder. Access to the loft space. Central heating radiator and carpeted floor.

MASTER BEDROOM

4.88 X 3.37 (16'0" X 11'1")

Featuring full height fitted wardrobes having sliding doors. With a uPVC window to the front elevation, central heating radiator and carpeted floor.

EN SUITE SHOWER ROOM

2.04 X 1.83 (6'8" X 6'0")

Equipped with a tiled shower enclosure with thermostatic shower. Vanity unit with inset wash basin and chrome mixer tap, and a low flush wc. Central heating radiator, vinyl flooring, and a uPVC obscure glazed window to the front elevation.

BEDROOM TWO

3.64 X 3.60 (11'11" X 11'10")

A second good sized double bedroom, with a uPVC window to the front elevation, central heating radiator and carpeted floor.

BEDROOM THREE

3.50 X 2.90 (11'6" X 9'6")

A further double bedroom, with a uPVC window to the rear elevation, central heating radiator and carpeted floor.

BEDROOM FOUR

3.33 X 2.79 (10'11" X 9'2")

A further double bedroom, with a uPVC window to the rear elevation, central heating radiator and carpeted floor.

FAMILY BATHROOM

2.35 X 1.87 (7'9" X 6'2")

Fitted with a modern suite comprising a p-shaped bath with shower over and tiled splashback. Pedestal wash basin with chrome mixer tap, and a low flush wc. Chrome towel radiator, vinyl flooring, and a uPVC obscure glazed window to the rear elevation.

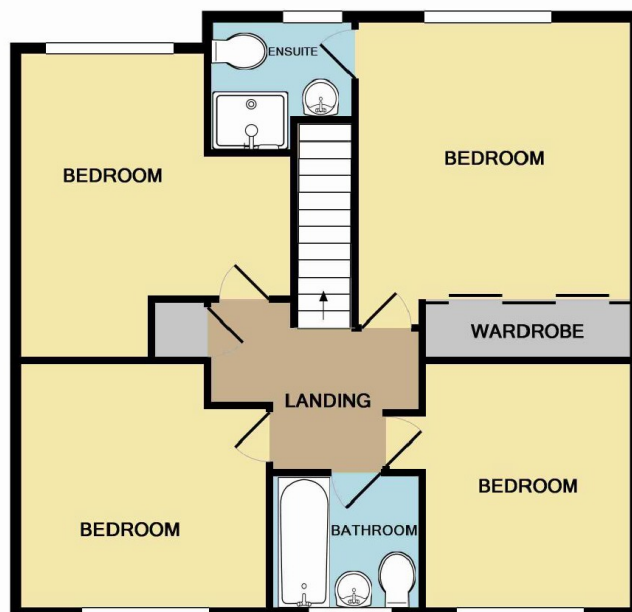
OUTSIDE

Open plan foregarden with lawn and double width block paved driveway providing off road parking. Side gated access to the rear garden with lawn and large patio area. Concrete sectional shed, and fencing to the boundaries.





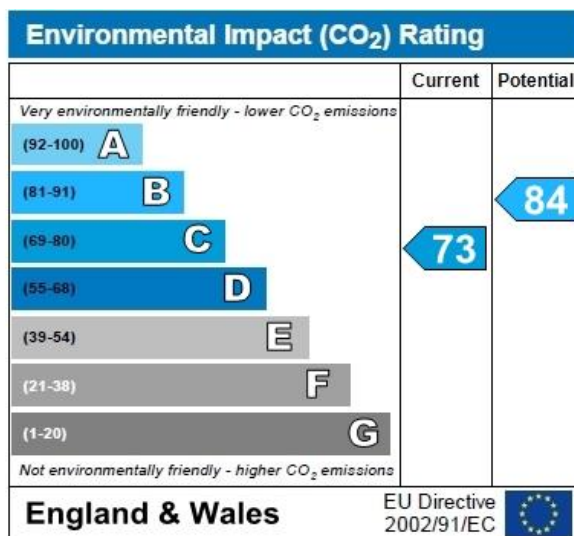
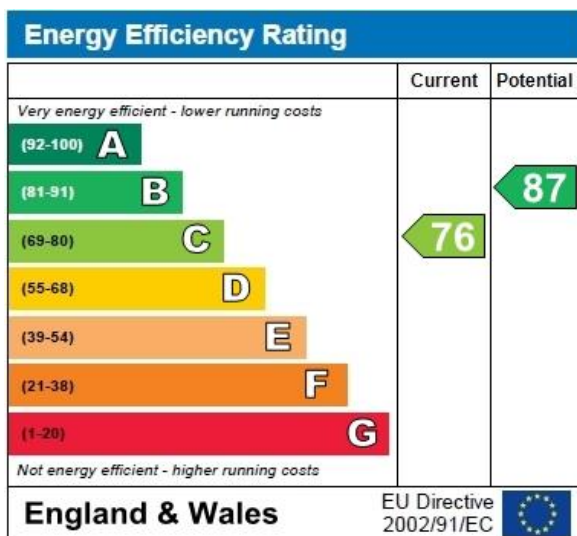
GROUND FLOOR
APPROX. FLOOR
AREA 740 SQ.FT.
(68.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 701 SQ.FT.
(65.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1441 SQ.FT. (133.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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

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