

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

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PROPERTY FOR SALE

9 ST. LUKES GROVE, HUMBERSTON GRIMSBY

PURCHASE PRICE £200,000 - NO CHAIN



VIEWING

By appointment with this office

COUNCIL TAX BAND

C

PURCHASE PRICE

£200,000

TENURE

We understand the property to be Freehold, and this is to be confirmed by the solicitors



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9 ST. LUKES GROVE, HUMBERSTON GRIMSBY

Bettles, Miles & Holland Estate Agents are now in receipt of an offer for the sum of £195,000 for 9 St Lukes Grove, Humberston, N E Lincs, DN36 4DU. Anyone wishing to place an offer on this property should contact Bettles, Miles & Holland 15 Sea View Street, Cleethorpes N E Lincs, DN35 8EU on 01472 698698 before exchange of contracts.

Nestled in the charming area of St. Lukes Grove, Humberston, this delightful detached bungalow presents an excellent opportunity for those seeking a spacious and versatile home. With three well-proportioned bedrooms, including a master suite complete with a walk-in wardrobe and en-suite WC, this property is perfect for families or those looking to downsize without compromising on space. The garage has been converted into a modern annex although we do not have any confirmation that planning has been granted.

The bungalow boasts two inviting reception rooms, providing ample space for relaxation and entertaining. The lounge is a comfortable retreat, while the dining room offers a lovely setting for family meals. The fitted kitchen/breakfast room is both practical and welcoming, ideal for casual dining. Additionally, a bright conservatory extends the living space, allowing you to enjoy the garden views throughout the year.

The property features a modern wet room, enhancing convenience and accessibility. Outside, you will find both front and rear gardens, perfect for gardening enthusiasts or simply enjoying the outdoors. The garage and off-road parking for three vehicles add to the practicality of this home.

This bungalow is offered for sale with no chain, allowing for a swift and straightforward purchase. While it requires some finishing touches, it presents a fantastic opportunity to create a personalised living space tailored to your tastes. With double glazing and gas central heating, the property is designed for comfort and efficiency.

In summary, this detached bungalow in Humberston is a

FRONT



ENTRANCE HALL

Through a u.PVC double glazed door into the hall with a central heating radiator, a light and coving to the ceiling.

9 ST. LUKES GROVE, HUMBERSTON GRIMSBY

KITCHEN/BREAKFAST ROOM

18'1 x 9'6 (5.51m x 2.90m)

The kitchen/breakfast room with grey coloured wall and base unit, contrasting work surfaces, a stainless steel sink unit with a chrome mixer tap. An integrated gas hob with a housed extractor above, an integrated fridge and freezer and a housed electric oven. A u.PVC double glazed windows, a tiled floor, lights and coving to the ceiling.



KITCHEN/BREAKFAST ROOM



9 ST. LUKES GROVE, HUMBERSTON GRIMSBY

CONSERVATORY

12'4 x 10'5 (3.76m x 3.18m)

The conservatory with u.PVC double glazed windows and doors, a central heating radiator, a tiled floor and a fan light to the ceiling.



LOUNGE

17'6 x 10'5 (5.33m x 3.18m)

The L-Shaped lounge with u.PVC double glazed French doors and a u.PVC double glazed window, a central heating radiator, two lights and coving to the ceiling.



LOUNGE

9 ST. LUKES GROVE, HUMBERSTON GRIMSBY

DINING ROOM

14'0 x 6'11 (4.27m x 2.11m)

The dining room with a u.PVC double glazed door and side panel, a central heating radiator, laminate to the floor, a light and coving to the ceiling.



WET ROOM

11'4 x 6'6 (3.45m x 1.98m)

The wet room with a plumbed shower, a white wall mounted sink with a chrome mixer tap and a white toilet. A u.PVC double glazed window, mermaid boarding to the walls, a chrome ladder style radiator and vinyl to the floor. A built in cupboard housing the central heating boiler and spotlights to the ceiling.



9 ST. LUKES GROVE, HUMBERSTON GRIMSBY

BEDROOM 1

13'8 x 11'5 (4.17m x 3.48m)

This double bedroom to the front of the property with u.PVC double glazed French doors and side windows and there is coving to the ceiling. Open access to the walk-in wardrobe and cloakroom.



WALK-IN WARDROBE

8'7 x 5'8 (2.62m x 1.73m)

The walk-in wardrobe is fitted with shelving and hanging rails.

CLOAKROOM

8'7 x 3'0 (2.62m x 0.91m)

The cloakroom with a white sink set in a vanity unit with a gold effect mixer tap and a cabinetised toilet. A u.PVC double glazed window, laminate to the floor and a light to the ceiling.



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BEDROOM 2

15'0 x 11'1 (4.57m x 3.38m)

Another double bedroom to the front of the property with a u.PVC double glazed walk-in bay window, a range of fitted wardrobes and overhead cabinets, a central heating radiator, a light and coving to the ceiling.



OUTSIDE

The front garden has a fenced boundary with double wrought iron gates, there is a block-paved pathway around the bungalow and a drive providing ample off road parking. The garden wraps around the property and is laid to lawn with a concrete patio area and a tree-lined boundary to the rear.



9 ST. LUKES GROVE, HUMBERSTON GRIMSBY

OUTSIDE



ANNEX

The garage has been converted into a modern detached bungalow. - WE HAVE NO CONFIRMATION THAT PLANNING HAS BEEN GRANTED.

HALL

16'9 x 4'8 (5.11m x 1.42m)

Through a composite door into the hall with laminate to the floor, spotlights and coving to the ceiling.

LIVING AREA-BEDROOM

16'9 x 11'9 (5.11m x 3.58m)

With bi-fold doors, laminate to the floor and coving to the ceiling.



KITCHEN

6'10 x 7'7 (2.08m x 2.31m)

With grey coloured wall and base units, contrasting work surfaces and a stainless steel sink unit. A u.PVC double glazed window and door, a wall mounted central heating boiler and vinyl to the floor.

9 ST. LUKES GROVE, HUMBERSTON GRIMSBY

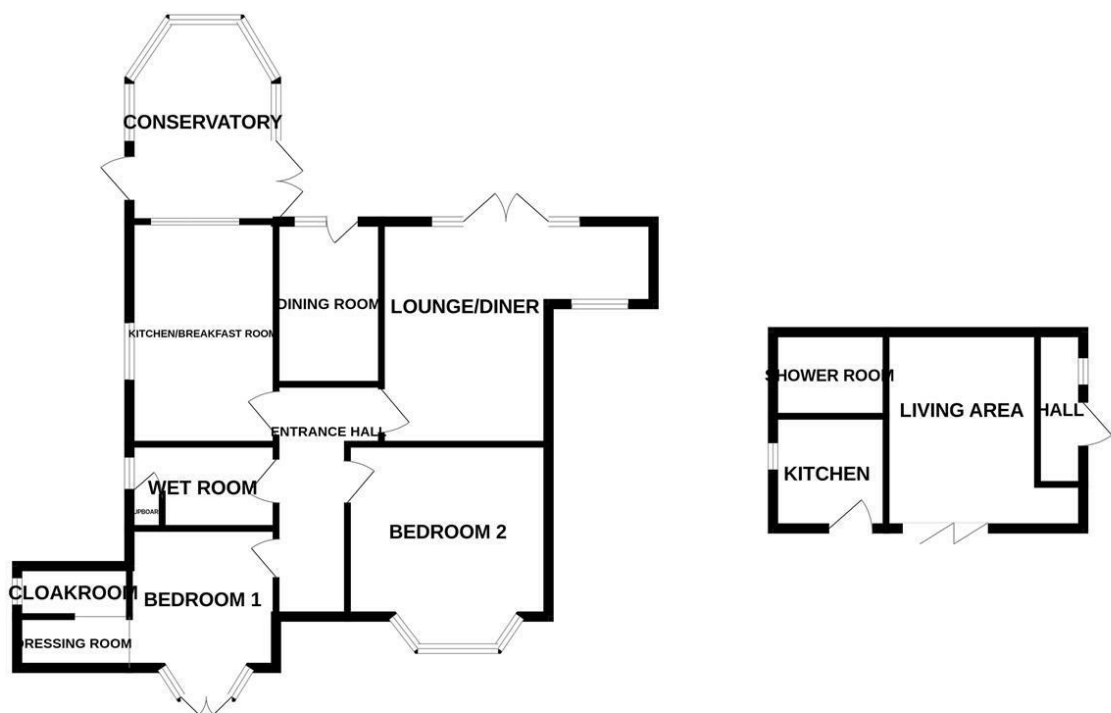
SHOWER ROOM

8'5 x 7'7 (2.57m x 2.31m)

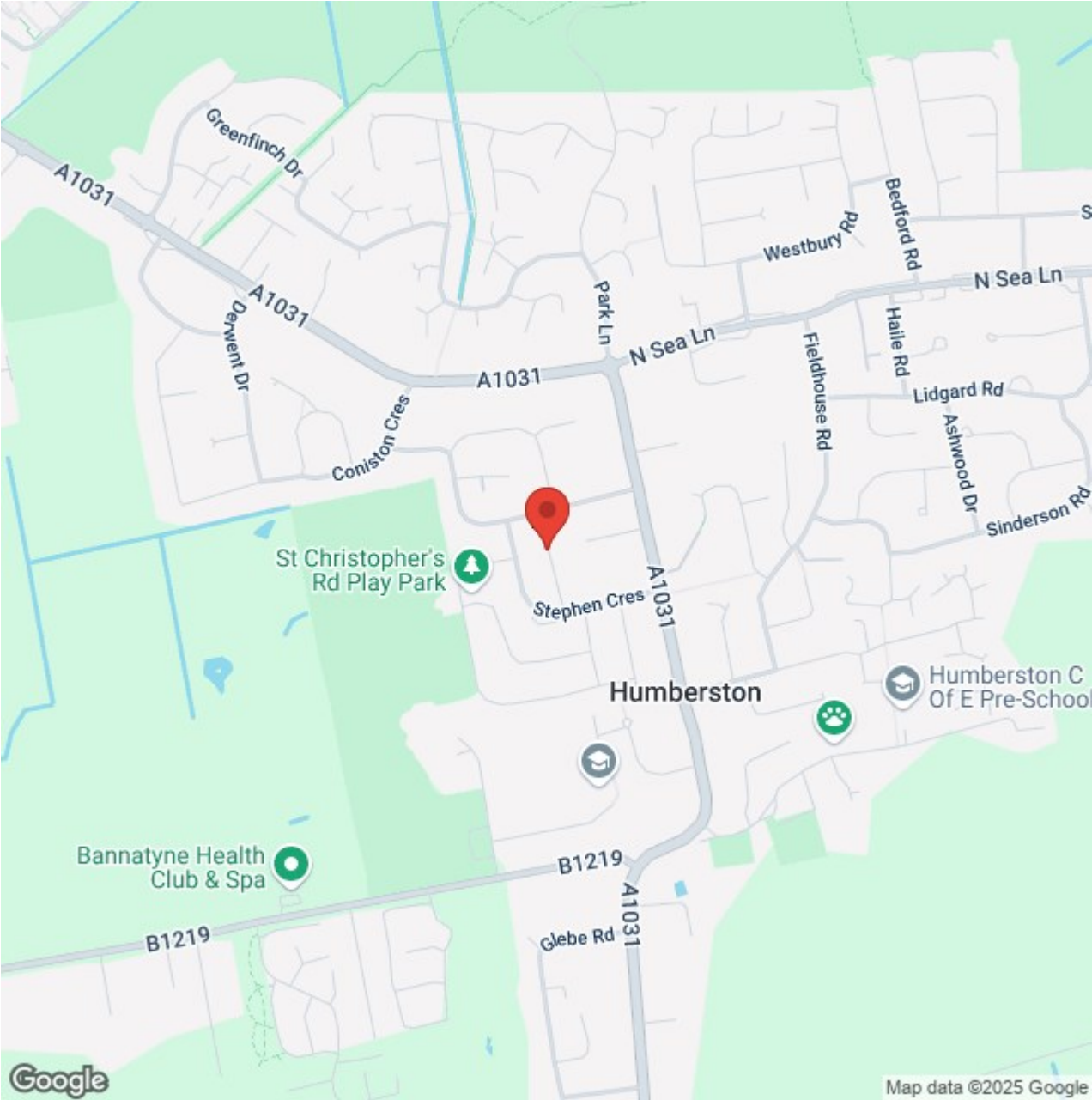
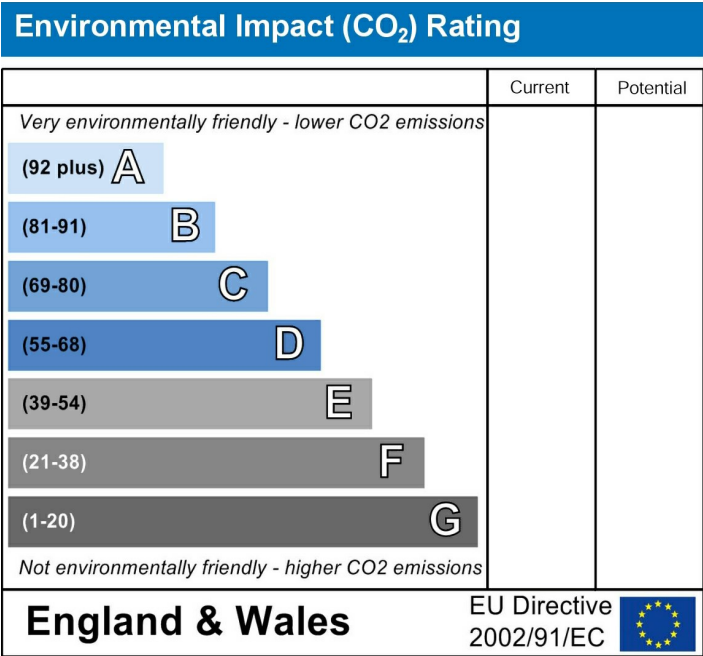
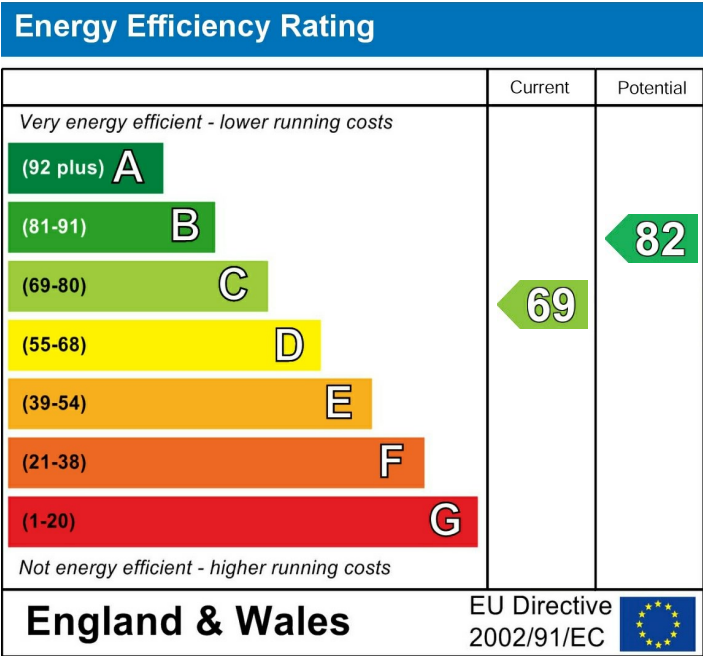
The shower room comprises of a walk-in shower, white sink set in a vanity unit with a gold effect mixer tap and a cabinetised toilet. There is mermaid boarding splash backs, laminate to the floor, spotlights and coving to the ceiling.



GROUND FLOOR



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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ADDITIONAL NOTES

FREE VALUATIONS:

We offer a free valuation with no obligation, just call the office on 01472 698698 and ask for your free valuation, we are flexible with our times.

B.M.H. PROPERTY MANAGEMENT.

We offer a letting/management service:-

Four weekly payments / Regular inspections / credit checks / Our monthly fee is 12% **Inclusive of VAT** (i.e. 10% + V.A.T.) Call us if you are interested.

MORTGAGE ADVICE

WE CAN OFFER INDEPENDENT MORTGAGE ADVICE

Our local broker James Welham can help you find the best mortgage to suit you providing personal face to face expert advice either at our office or in the comfort of your own home.

Contact our office for further details on 01472 698698 or speak to James Welham directly on 07710 548 379 or james@jdwassociates.co.uk.

Bettles, Miles and Holland Estate Agents is an introducer to JDW Associates, which is an appointed representative of Lakeside Wealth Management Limited, which is authorised and regulated by the Financial Conduct Authority 458204.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

They normally charge a fee for mortgage advice. The amount will depend on your circumstances. A typical fee would be £99 payable upon application and further £300 payable on production of offer.

(BMH may recommend the services of James Welham JDW Associates but it is entirely sellers/potential buyers own decision to use the services and they are under no obligation to do so. BMH receive a referral fee/benefits worth £75 per mortgage completion. This has NO effect on the price sellers/potential buyers pay for the Mortgage Advice. It is purely an agreement between BMH and James Welham.)

STATUTORY NOTICE: YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

*** ALL MEASUREMENTS STATED ARE APPROXIMATE.**

Please note that none of the apparatus, equipment, whether gas or electrical have been tested and that we cannot verify that they are in full working order. We have done our utmost to provide fair, decent and honest information, we will not accept liability for any errors regarding measurements, council tax band, tenure etc, as they are for your general use only and not to be relied upon. We advise that you make your own enquiries. Should a purchaser require inspections or quotes for works on a property due to survey results, although we are only too pleased to recommend firms, we will not be held responsible for any works carried out before or after completion, or works not detected by the firms in question, they are only recommendations and have no connection with Bettles, Miles & Holland