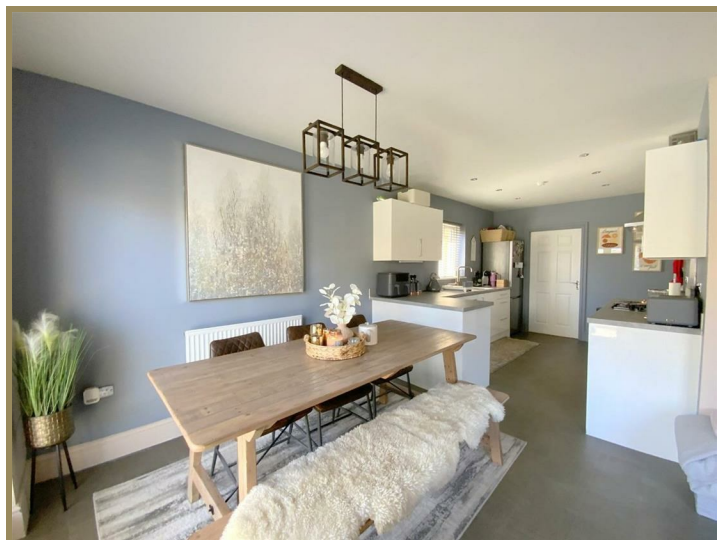
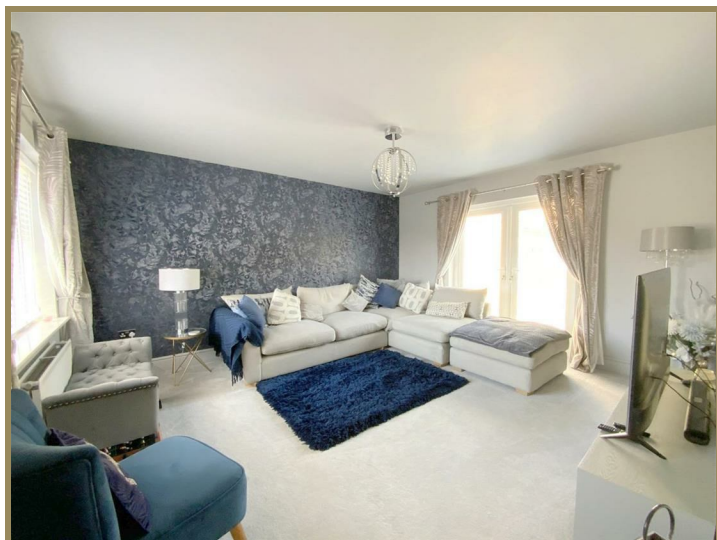




22 Clubhouse Way, Humberston, DN36 4ZP
£400,000

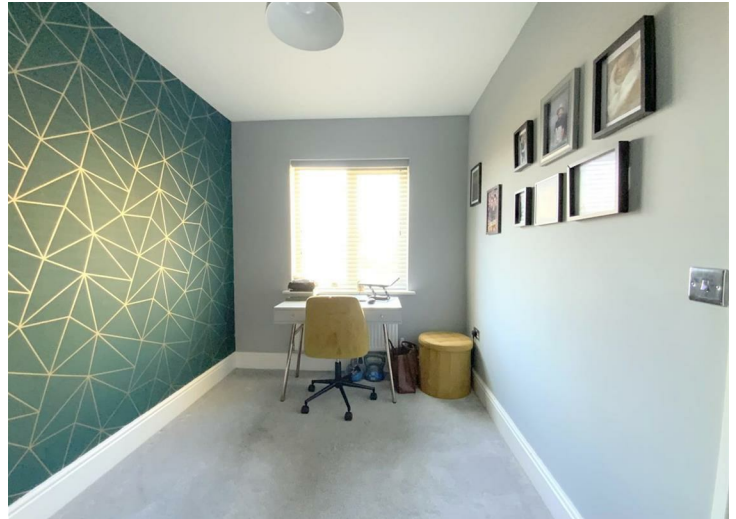
Key Features:

- Five Bedroom Detached Family Home
- Superbly Versatile & Spacious Accommodation
- Open Plan Living/Dining Kitchen
- Dual Aspect Lounge
- Study/Snug
- Utility Room & Ground Floor Cloakroom
- Generously Sized Principal Bedroom with En Suite
- Jack & Jill Shower Room & Family Bathroom
- Good Sized Rear Garden
- Ample Driveway Parking & Integral Double Garage

Combining generous proportions with a practical layout, this impressive detached home offers five bedrooms, excellent family living space and a well-balanced arrangement of accommodation ideally suited to modern family life.

A welcoming entrance hall leads to the main reception areas, including a well-proportioned dual aspect lounge with French doors opening onto the rear garden. The open plan living/dining kitchen forms the heart of the home, fitted with a range of contemporary white gloss units incorporating an integrated oven, gas hob and dishwasher. The kitchen opens into the dining and living area, while further French doors provide direct access to the rear garden. A separate utility room offers space for laundry appliances, together with a convenient ground floor cloakroom and access to the integral double garage. Completing the ground floor is a versatile study/snug, ideal for home working, a playroom or an additional sitting room.

To the first floor, the attractive galleried landing leads to five bedrooms, including a generously sized principal bedroom with an en suite featuring both a bath and separate shower enclosure. Three further bedrooms are comfortable doubles, two of which share a Jack and Jill shower room. The fifth bedroom is ideal as a dressing room or nursery, while the family bathroom is fitted with both a bath and separate shower. Situated within a popular residential development off Humberston Avenue, the property is ideally placed for highly regarded schools, a range of local amenities and everyday conveniences. Cleethorpes seafront and Grimsby town centre are both within easy reach, making this an excellent location for family living.



ENTRANCE HALL
11'1" x 10'3" (3.38 x 3.13)

LOUNGE
15'1" x 13'5" (4.62 x 4.11)

KITCHEN
12'3" x 9'0" (3.74 x 2.75)

LIVING/DINING AREA
20'8" x 9'10" (6.32 x 3.00)

UTILITY ROOM
5'11" x 5'5" (1.82 x 1.67)

CLOAKROOM/WC
5'10" x 3'1" (1.80 x 0.96)

STUDY
11'0" x 7'6" (3.37 x 2.29)

FIRST FLOOR

BEDROOM 1
27'1" x 14'11" (8.26 x 4.55)

EN SUITE BATHROOM
8'7" x 6'9" (2.63 x 2.08)

BEDROOM 2
15'1" x 10'2" (4.62 x 3.11)

BEDROOM 3
11'0" x 10'0" (3.36 x 3.07)

JACK & JILL SHOWER ROOM
8'1" x 4'9" (2.47 x 1.45)

BEDROOM 4
10'0" x 8'5" (3.07 x 2.59)

BEDROOM 5
9'4" x 8'7" (2.85 x 2.63)

FAMILY BATHROOM
11'5" x 5'6" (3.50 x 1.69)

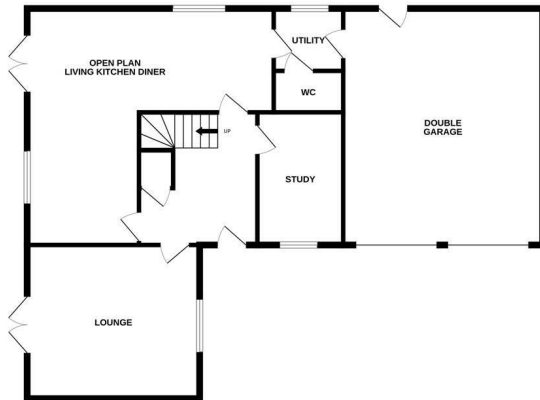
GARAGE
20'0" x 17'5" (6.12 x 5.31)

TENURE
FREEHOLD

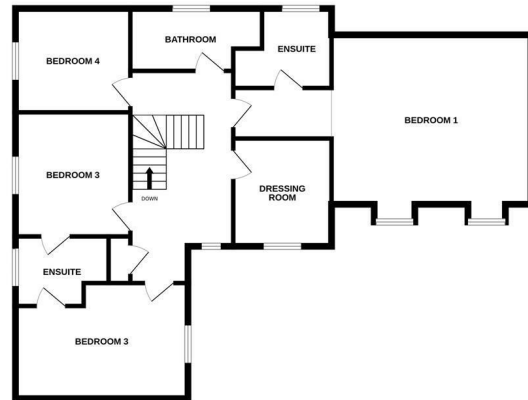
COUNCIL TAX
F



GROUND FLOOR
1146 sq.ft. (106.5 sq.m.) approx.

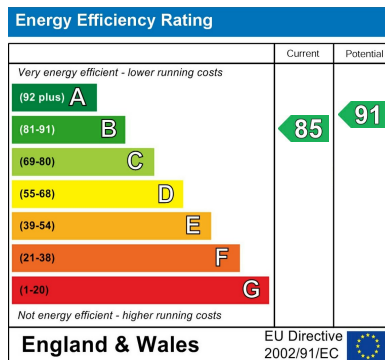


1ST FLOOR
1055 sq.ft. (98.0 sq.m.) approx.



TOTAL FLOOR AREA: 2201 sq.ft. (204.5 sq.m.) 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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Viewing

By appointment only.

Tenure

We are advised by the vendor that the property is: As Above 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