

4 bed detached house to buy in

The Beeches, Humberston, Grimsby, Lincolnshire, DN36 4BU

£450,000 Starting Bid

x 4 x 3 x 2

Tenure

Freehold

Driveway & Garage parking

Property features

- EPC Rating B

Key Information

- Council Tax: Band F
- EPC Rating: B
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: Cable
- Mobile signal: Good

Arrange a viewing

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- Flexible viewing slots
- Accompanied viewings

Description

A superb four-bedroom executive detached home, offering spacious and versatile accommodation arranged over two floors, complemented by private rear gardens, ample off-road parking, a detached double garage with electric vehicle charging point, and a useful room above the garage.

Located within the sought-after area of Humberston, The Beeches provides an excellent opportunity for modern family living, combining generous internal accommodation with a high-quality specification and practical outdoor space.

Upon entering the property, a welcoming entrance hallway provides access to the principal ground-floor rooms and staircase to the first floor. The living room offers a comfortable and well-proportioned space, ideal for relaxing and entertaining, while the separate snug provides an additional reception room that could be used as a family room, home office or playroom.

At the heart of the home is the impressive kitchen/diner, designed to provide a sociable and practical space for everyday family life and entertaining. The adjoining utility room provides useful additional storage and laundry space, while a ground-floor cloakroom completes the accommodation on this level.

To the first floor are four well-proportioned bedrooms, providing excellent flexibility for a growing family or those requiring dedicated home-working or guest accommodation. The principal bedroom benefits from its own en-suite shower room, creating a private retreat away from the remaining bedrooms. A separate family bathroom serves the other bedrooms.

Externally, the property enjoys private rear gardens, providing an attractive outdoor space for relaxing, entertaining and family use. To the front, there is ample off-road parking, leading to a substantial double garage.

The double garage benefits from an electric vehicle charging point, reflecting the modern and practical nature of the property. Above the garage is an additional room, offering considerable versatility and potential for use as a home office, gym, hobby room, games room or additional storage, subject to any necessary consents.

Overall, The Beeches is an impressive executive family home offering four bedrooms, three reception/living spaces, a generous kitchen/diner, utility and cloakroom, en-suite facilities, private gardens, ample parking, a double garage with EV charging and an additional room above. The combination of space, versatility and modern features makes this an excellent choice for those seeking a substantial detached home in Humberston.

Council Tax Band: F

Tenure: Freehold

Price: Starting Bid £450,000

Property Type: Detached House

Parking: Driveway & Garage

Year built: 2022

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas, Wood Burner, Underfloor Heating

Electric: National Grid

Water: Direct mains water

Water meter: Yes

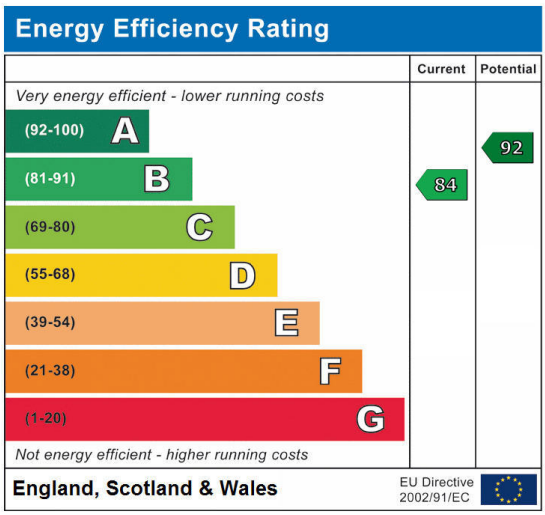
Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good





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Contact your local branch today for more information on this property:

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