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PROPERTY FOR SALE
30 HURST LEA DRIVE, HUMBERSTON GRIMSBY

PURCHASE PRICE £220,000 FREEHOLD



VIEWING	By appointment with this office
COUNCIL TAX BAND	B
PURCHASE PRICE	£220,000
TENURE	We understand the property to be Freehold, but this is to be confirmed by the solicitors

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30 HURST LEA DRIVE, HUMBERSTON GRIMSBY

Nestled in the desirable area of Humberston, Grimsby, this charming three-bedroom semi-detached house on Hurst Lea Drive offers a perfect blend of comfort and functionality. The property boasts a spacious reception room that seamlessly combines a lounge and dining area, featuring a delightful wood-burning stove set upon a slate hearth, creating a warm and inviting atmosphere for family gatherings or quiet evenings.

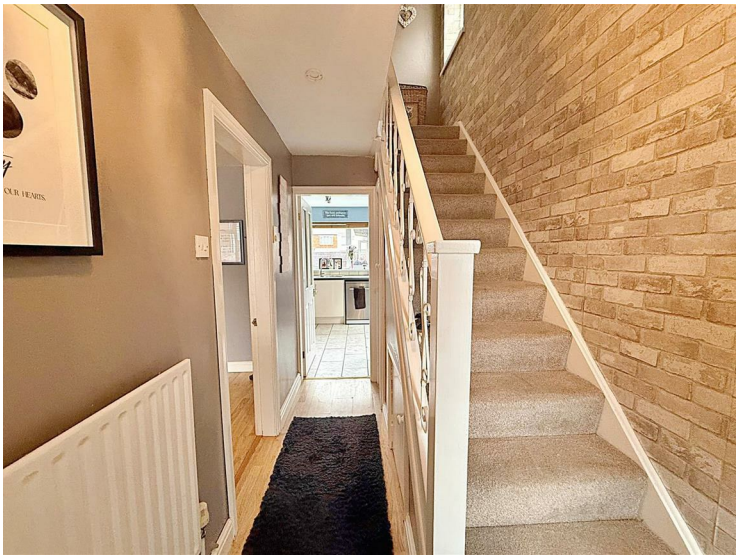
The modern kitchen is well-equipped with a built-in electric oven and gas hob, providing ample space for culinary adventures. The property benefits from double glazing and gas central heating, ensuring a cosy environment throughout the year. The beautifully tiled bathroom is fitted with stylish chrome mixer taps and fittings, adding a touch of elegance to your daily routine.

One of the standout features of this home is the expansive garden, which is mainly laid to lawn and enclosed by a secure fence, offering a safe haven for children and pets alike. The large rear garden also includes a good-sized patio, perfect for outdoor entertaining, as well as a garden shed for additional storage.

Moreover, the property includes an excellent garden cabin equipped with its own electrics, presenting a multitude of possibilities for use as a home office, studio, or leisure space, tailored to your individual needs. With off-road parking available for multiple vehicles, this residence is not only practical but also perfectly positioned for those seeking a peaceful yet convenient lifestyle. This property is a wonderful opportunity for families or individuals looking to settle in a sought-after location.

HALLWAY

Entered through a modern composit front door into the hallway that has all doors leading off, a central light fitting, a central heating radiator, laminated wood effect flooring, stairs to the first floor and a handy storage cupboard under the stairs with a uPVC double glazed window.



LOUNGE/DINER

25'11" x 12'7" x 8'2" (7.92 x 3.86 x 2.49)

This is a fantastic sized room, with uPVC double glazed windows to the front and rear, two central heating radiator, two light fittings and a chimney complete with log burning stove on a slate hearth with a oak mantle piece. There is wood effect laminate flooring and a partial glazed door to the hallway.



30 HURST LEA DRIVE, HUMBERSTON GRIMSBY

LOUNGE



LOUNGE



KITCHEN

9'0" x 9'3" (2.76 x 2.82)

The kitchen is situated to the rear of the property with a range of modern high gloss wall and base units with grey roll top worktop that incorporate a stainless steel electric oven and gas hob with extractor above. There is a stainless steel sink and drainer with a brushed chrome mixer tap space for all appliances and the central heating boiler within one of the cupboard. Two uPVC double glazed windows one to the rear elevation and one to the side elevation making the room light and airy. A uPVC double glazed door to the side elevation, a tiled floor and central light fitting.



LANDING

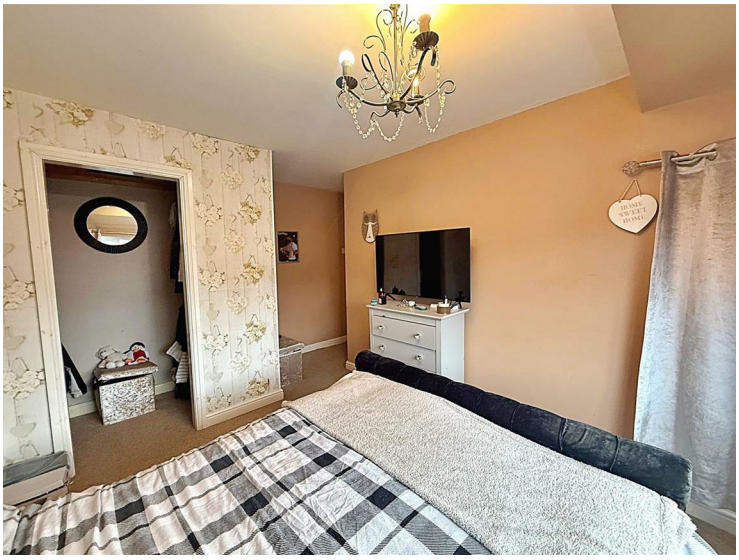
Stairs from the ground floor, a uPVC double glazed window to the side elevation, a central light fitting, the loft access and all doors leading off.

30 HURST LEA DRIVE, HUMBERSTON GRIMSBY

BEDROOM ONE THE WALK IN WARDROBE

11'3" x 10'0" 7'4" x 3'9" (3.44 x 3.05 2.24 x 1.15)

This is a good sized double bedroom situated to the front of the property, a uPVC double glazed window to the front elevation, a central heating radiator, an off center light fitting and a walk in wardrobe.



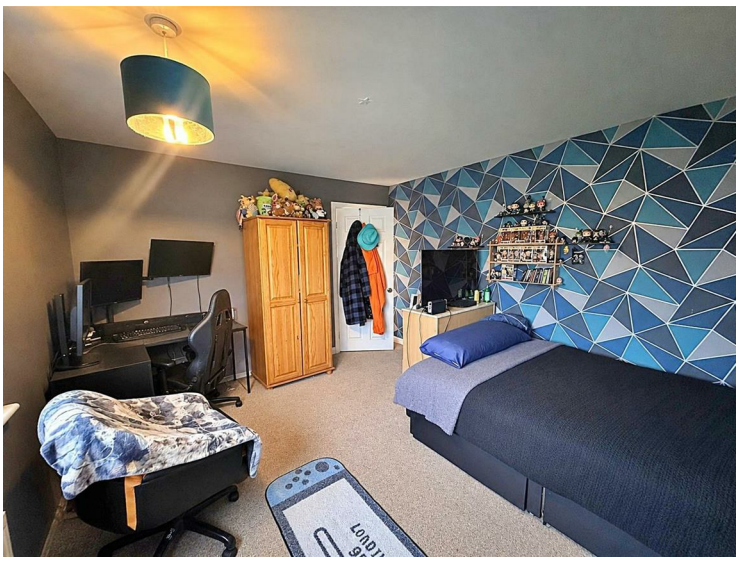
BEDROOM ONE



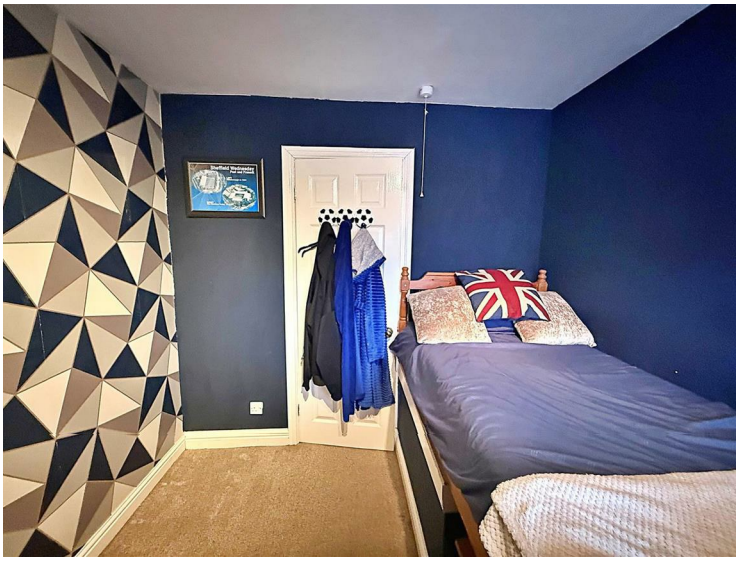
BEDROOM TWO

11'3" x 12'8" (3.44 x 3.88)

This is the second of the double bedrooms situated to the rear of the property. A Double glazed window to the rear elevation, a central heating radiator and an off center light fitting.



BEDROOM THREE
8'2" x 8'2" (2.49 x 2.51)



BATHROOM
7'10" x 5'4" (2.41 x 1.65)
This modern bathroom to the rear of the property comprises of a white bathroom suite, push button WC, a panelled bath with shower above finished in chrome, a vanity wash hand basin with handy storage under. Tiled flooring and walls for easy cleaning, a central heating radiator, a uPVC window to the rear elevation with privacy glass, spot lights to the ceiling and an extractor fan.



GARDEN
The garden is of an excellent size with a fantastic patio area for outside entertaining, a large grassed area big enough for any outside hobbies, a slated area to the rear for another seating area or you could make the space into a childrens play area. There is a lovely cabin situated within the garden.



30 HURST LEA DRIVE, HUMBERSTON GRIMSBY

GARDEN



CABIN

15'8" x 9'6" (4.8 x 2.92)

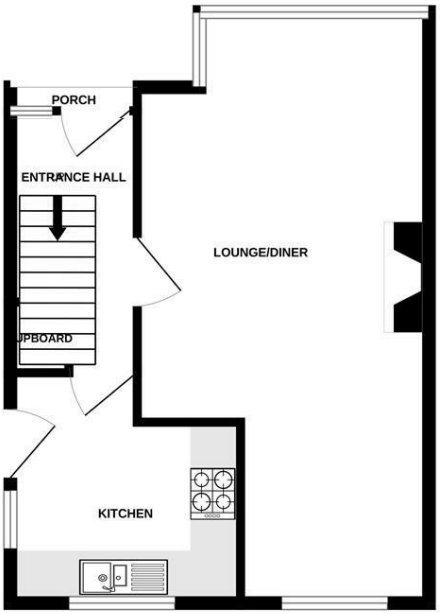
This is a fantastic extra room within the garden with light and power, with two uPVC double glazed windows and uPVC french door that opens out onto the garden. This is a versatile space that could be used for a number of different needs.



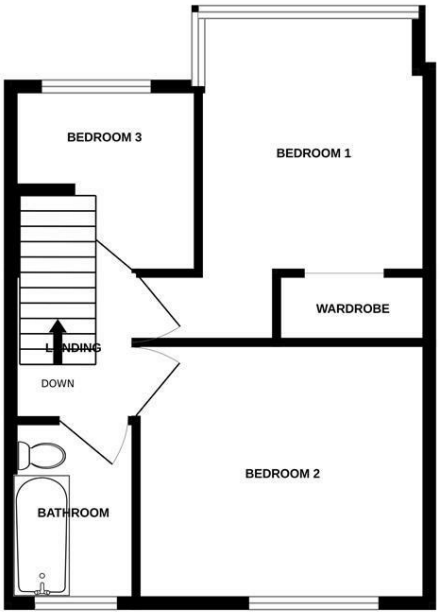
CABIN



GROUND FLOOR



1ST FLOOR



DN36 4XG!

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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	



ADDITIONAL NOTES

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