

Pygott & Crone

10 Beech Lane

Humberston, Grimsby, Lincolnshire, DN36 4ZF

Offers in excess of

£255,000

3 Bedroom Detached House

- Freehold
- Detached Home
- 3 Bedrooms
- Humberston Location
- Immaculate Throughout
- Driveway & Garage
- Open Plan Kitchen/Diner
- Viewing Essential
- EPC Rating - B, Council Tax Band - D

Click here to access the Energy Performance Certificate for 10 Beech Lane, Humberston, Grimsby, Lincolnshire, DN36 4ZF





Overview

Pygott & Crone are delighted to offer for sale this immaculately presented three-bedroom detached family home which offers spacious and modern living in a well-respected residential area. Located in the highly sought-after village of Humberston.

The property is beautifully maintained throughout and provides ideal accommodation for family life. The ground floor features a welcoming living space along with a stylish open-plan kitchen and dining area, perfect for both everyday living and entertaining. There is also the added convenience of a downstairs W/C. Upstairs, the home offers three well-proportioned bedrooms with a family bathroom and en-suite, providing comfortable and practical living for families.

Internal accommodation briefly comprises: Entrance Hallway, w/c, Lounge and Kitchen/Diner. Upstairs are 3 Bedrooms, with the master benefiting from an en-suite, and family Bathroom. Externally, the property benefits from a driveway providing off-road parking and a garage, offering additional storage or secure parking.

Situated close to reputable local schools and a range of nearby amenities, this fantastic home combines a desirable location with immaculate, move-in-ready accommodation, making it an excellent choice for families looking to settle in the Humberston area.







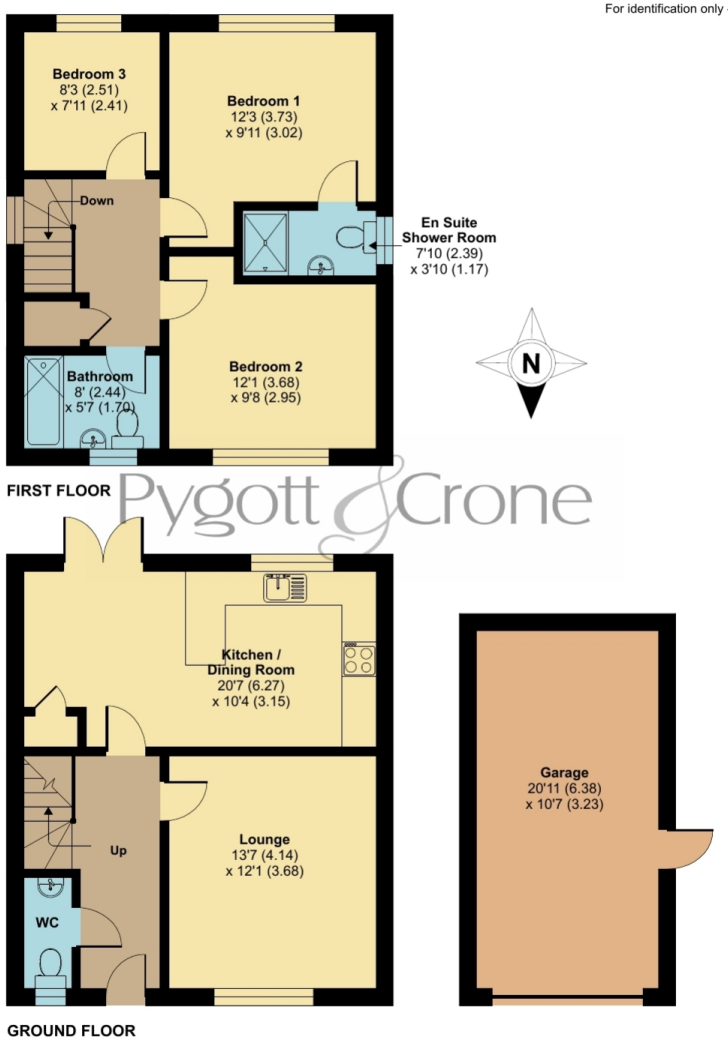






Beech Lane, Humberston, Grimsby, DN36

Approximate Area = 1012 sq ft / 94 sq m
Garage = 224 sq ft / 20.8 sq m
Total = 1236 sq ft / 114.8 sq m
For identification only - Not to scale



Pygott & Crone

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Pygott & Crone. REF: 1431057









Location



Show on Google: schools, doctors, supermarkets, restaurants, railway stations

Mortgage Advice Bureau

Stonebow
Financial Services Ltd

Do you need Financial Help or Advice?

We are offering free advice through Mortgage Advice Bureau. If you would like to discuss your finances or mortgage, we'll arrange for a qualified adviser to call you back at a convenient time.



Dave Jolley
Mortgage & Protection Adviser
0330 912 0007

Your home may be repossessed if you do not keep up repayments on your mortgage.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.






DREAM
Dream it, believe it, be it




AMORE

















Houses. Homes. Harmony.

Pygott & Crone

10 Beech Lane, Humberston
is on the market with our Grimsby branch

---

22 South St Mary's Gate, Grimsby DN31 1LQ

01472 264960