



10 Beech Lane
Humberston, Grimsby, Lincolnshire, DN36 4ZF

Offers in excess of
£260,000

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.





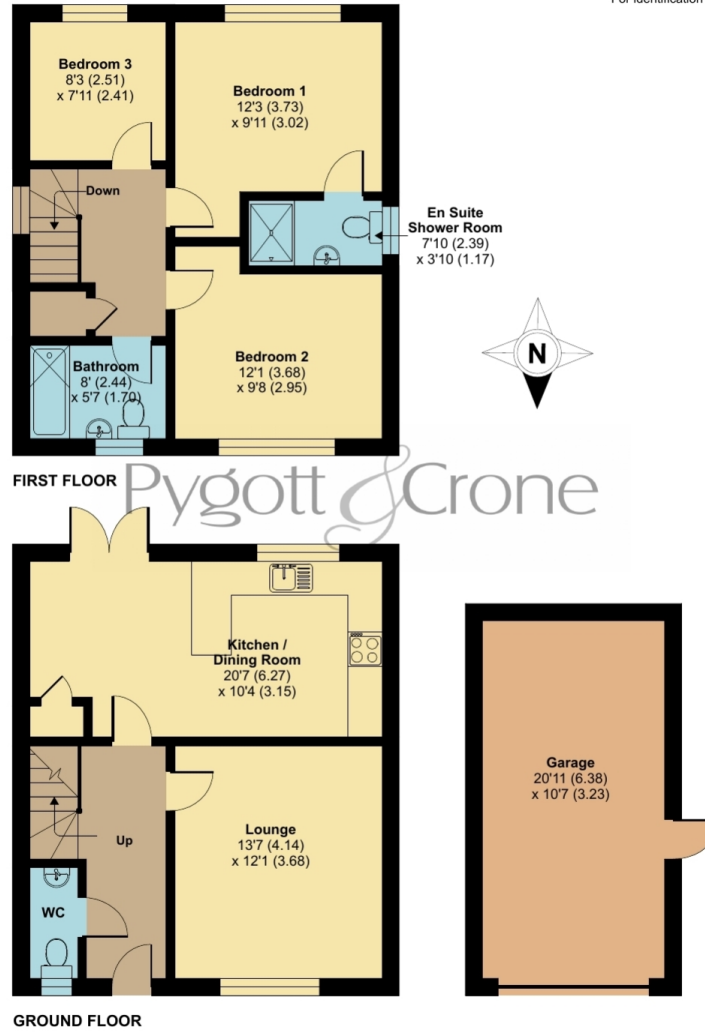
Beech Lane, Humberston, Grimsby, DN36

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



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



Location



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

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