

Pygott & Crone

1a, Abbotts Grange

Humberston, Grimsby, Lincolnshire, DN36 4TD

£625,000

3 Bedroom Detached Bungalow

- Freehold
- Detached Bungalow
- 3 Double Bedrooms with 3 Ensuits.
- Open Kitchen/Living Area
- Bifolds From Living Lounge to Garden
- Humberston Location
- Spacious driveway & Double Garage
- No Onward Chain
- EPC Rating - C, Council Tax Band - G

Click here to access the Energy Performance Certificate for 1a, Abbotts Grange, Humberston, Grimsby, Lincolnshire, DN36 4TD





Overview

Pygott & Crone are delighted to offer for sale this beautifully presented, detached three-bedroom bungalow, situated in the highly regarded area of Humberston. Offering generous and versatile accommodation throughout, this impressive home combines spacious living areas, well appointed bedrooms and attractive outdoor space, making it an ideal choice for a range of buyers.

Upon entering the property, you are welcomed by a spacious, bright entrance hallway, providing access to the principal living accommodation. To the right, you will find an impressive open plan kitchen, dining and living area, creating a wonderful space for everyday family life and entertaining. Adjoining the kitchen is a useful utility room, with access to the double garage and a separate WC, adding further practicality to the layout.





To the left of the entrance hallway is a spacious lounge, beautifully enhanced by bi-fold doors opening directly onto the garden. These doors allow an abundance of natural light to flood the room, creating a bright and inviting space in which to relax and unwind while enjoying views of the outdoor surroundings.

A further hallway leads to the bedroom accommodation, comprising three generous double bedrooms, each benefiting from built in wardrobes and its own en-suite bathroom facilities. The master bedroom is particularly spacious, featuring built in wardrobes alongside additional integrated storage, offering excellent practicality without compromising on space.





Externally, the property continues to impress, with ample off road parking and a double garage, providing excellent parking and storage options. Above the garage is a large, fully boarded loft room which has been partially converted and is accessed via stairs from the garage. Offering exciting potential, this versatile space could be further adapted to suit a variety of needs, subject to any necessary consents and building regulations.

The property boasts a beautiful wraparound garden, thoughtfully arranged with a combination of paved and turfed areas. This attractive outdoor space offers plenty of room for relaxing, entertaining family and friends, or simply enjoying the garden throughout the warmer months. There is a large pergola with space for seating area and further pergola over the hot tub.

Combining spacious accommodation, three en-suite bedrooms, versatile additional loft space, ample parking and a desirable Humberston location, this wonderful bungalow presents an excellent opportunity to acquire a well appointed home with plenty to offer.

Early viewing is highly recommended to fully appreciate the space, presentation and versatility this fantastic property has to offer.













Abbotts Grange, Grimsby, DN36

Approximate Area = 2374 sq ft / 220.5 sq m
Limited Use Area(s) = 1990 sq ft / 184.9 sq m
Garage = 361 sq ft / 33.5 sq m
Total = 4725 sq ft / 438.9 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). © nichecom 2026. Produced for Pygott & Crone. REF: 1538328









Location



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Dave Jolley
Mortgage & Protection Adviser
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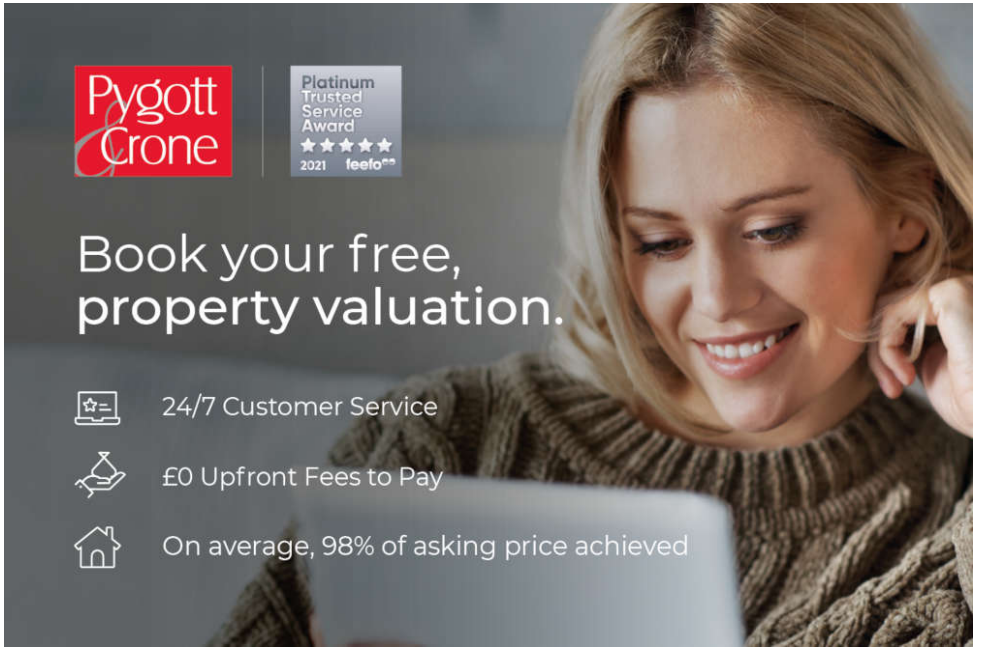











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1a, Abbotts Grange, Humberston
is on the market with our Grimsby branch

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