



SIMPLY GREEN

Humber Lane,
Kingsteigton

A spacious executive detached family home located on Humber Lane offers spacious accommodation throughout for the growing family.

An internal viewing is highly recommended!

The accommodation comprises 5 bedrooms, 2 bathrooms and sep WC, living room, separate dining room, kitchen, utility room and study. Externally there is a garage, driveway and private gardens.

This property is located within Kingsteignton. The property is conveniently located close to the A380 for commuters to Exeter and Torbay. Kingsteignton has various amenities including three primary schools and a secondary school, a parish church, various shops, an outdoor swimming pool, petrol stations, restaurants and pubs. Local stores include Next, Lidl and Tesco supermarkets as well as general shops. The market town of Newton Abbot is a short distance away and has a much wider range of facilities and amenities, including a range of shops along with leisure facilities and a hospital.

Accommodation

Canopy porch with external lighting and an obscure glazed patterned door leading through to the entrance hallway. The entrance hallway has a staircase rising to the first floor and a door to a study, providing a uPVC double glazed window and the perfect space for somebody working from home.

From the entrance hallway, the staircase rises to the first floor with a further staircase rising to the second floor. The accommodation on the first floor comprises a generously sized living room with a uPVC double glazed window to the side aspect and a bay uPVC double glazed window to the front aspect with far-reaching Dartmoor views and wall lights.

A set of wooden double obscure glazed doors flow through to a separate dining room with a set of uPVC double glazed French patio doors to the rear garden.

From the dining room, a door opens through to a modern fitted kitchen benefitting two uPVC double glazed windows to the rear aspect, a single drainer one and a half bowl sink inset with fitted worktops and a range of modern matching base cupboards, drawers and fitted matching wall cupboards. Breakfast bar with fitted cupboards and shelving above, tiled flooring and plumbing for a dishwasher.

There is a fitted range cooker with an extractor hood above and a space for an American style fridge/freezer.

From the kitchen, an archway leads through to a separate utility room with fitted wall mounted cupboards, a worktop and base cupboards below, plumbing for a washing machine, tiled flooring and door leading to the side and rear garden.

The accommodation continues on the first floor to a separate WC with fully tiled walls, WC, wash hand basin and tiled flooring. From the landing, a door leads to an inner hallway with two steps rising to a superbly sized bedroom with Velux double glazed window and the super view across Kingsteignton and Dartmoor in the distance with inset spotlights.

From the landing, the staircase rises to a mezzanine level with a uPVC double glazed window to the front aspect and a door to bedroom three with access to the loft space and a uPVC double window to the front. The mezzanine level staircase rises again to a further landing space with access to insulated space and doors to principal bedrooms.

The master bedroom is a double sized bedroom with two uPVC double glazed windows to the rear respect and two built-in wardrobes. A door flows through to an ensuite WC which was formally an ensuite shower room, where the plumbing is still available to re-create. A uPVC double glazed window, Fully tiled walls, WC, pedestal wash hand basin, wall light with shaver point and built-in cupboard with fitted shelving.

The second bedroom is found to the front of the property and is a generously sized double room with a uPVC double glazed window to the front, where the super views across Kingsteignton and Dartmoor can be enjoyed. Further features include a fitted wardrobe and wall cupboards.

The fourth bedroom is a generously sized single room with a uPVC double glazed window to the side aspect.

The accommodation concludes with a modern family bathroom, providing a uPVC obscure double glazed window, a double width shower, a vanity unit with a wash hand basin, and cupboard below part tiled walls, wall mounted mirror and an airing cupboard with timber slatted shelving.

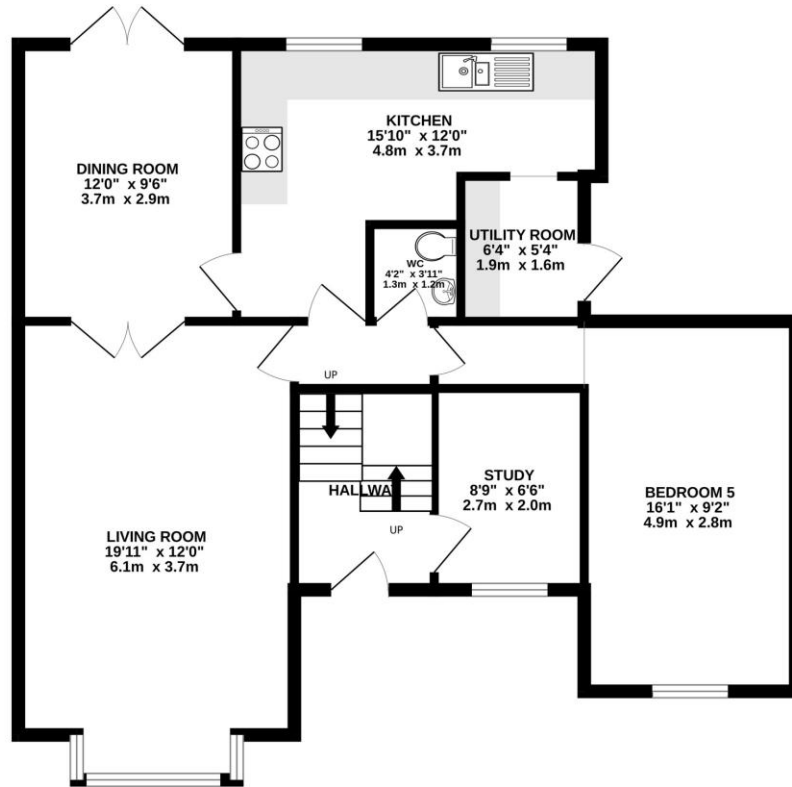




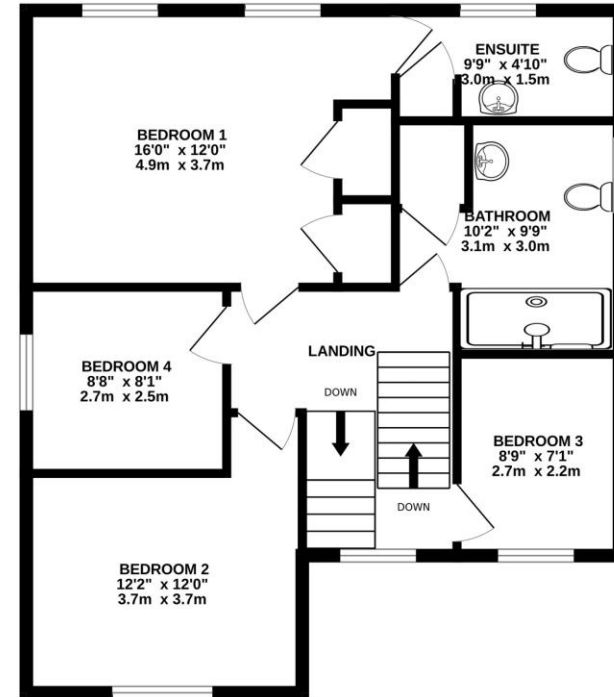


Floorplan

GROUND FLOOR
822 sq.ft. (76.4 sq.m.) approx.



1ST FLOOR
681 sq.ft. (63.3 sq.m.) approx.



TOTAL FLOOR AREA: 1503 sq.ft. (139.7 sq.m.) approx.

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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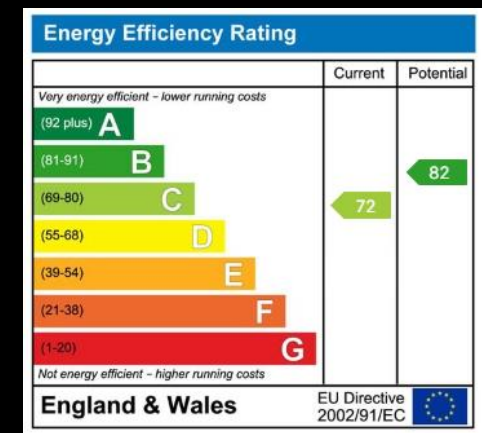


**TENURE: Freehold
COUNCIL TAX BAND F**

For more information on this house or to arrange a viewing please call the office on:

01626 798440

Alternatively, you can scan below to view all of the details of this property online.



Outside

To the front of the property is a driveway providing parking for multiple vehicles with external lighting. The front garden is laid to a low maintenance stone chipped appearance with bordering flowerbeds incorporating attractive shrubbery and mature trees. Access to the garage can be obtained, offering power points, lighting, a wall mounted boiler, and a uPVC double glazed window. The driveway continues to the side where there is a paved area, wooden shed and a gate with steps leading to the rear garden.

The rear garden offers a great deal of privacy and is bordered by timber fencing and brick walling. The first part is laid to a large expanse of wooden decked patio and is the perfect place to entertain family and friends with bordering raised flowerbeds and a set of uPVC double glazed French patio doors lead to the dining room. Outside tap. The garden continues to a side area which is laid to an artificial lawned appearance and is bordered by timber fencing. Garden shed for tools with external power point.

From the decked patio, it continues down to an expanse of stone chipped and patio area and is bordered by timber fencing with a paved patio. A door leads to the utility room and steps down to a gate leading to the front garden and driveway.

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