

**31 Eagle Drive, Humberston, North East Lincolnshire, DN36 4ZL**  
**£300,000**

## Key Features:

- Detached FIVE Bedroom Family Home
- Highly Regarded Residential Location
- Open Plan Kitchen Diner & Spacious Lounge
- Four Double Bedrooms plus Fifth Bedroom/Study
- En Suite Shower Room & Family Bathroom
- Utility Room & Downstairs Cloakroom
- Generous West-Facing Rear Garden
- Ample Driveway Parking & Integral Garage

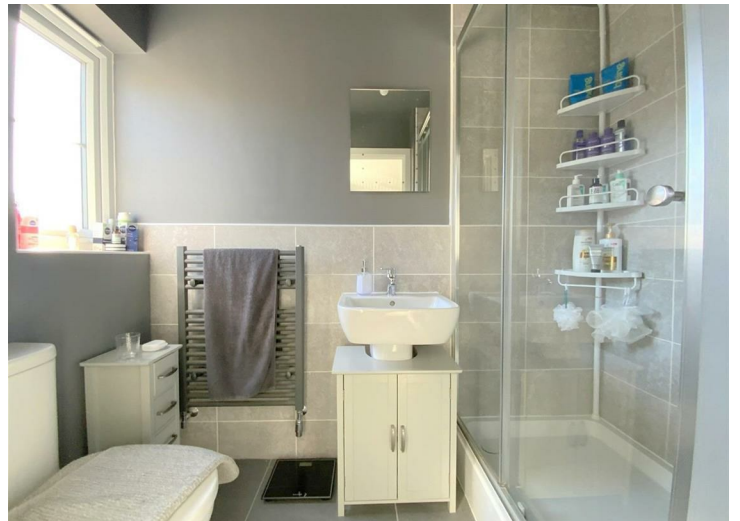
Situated on a popular residential development off Humberston Avenue, this modern five bedroom detached home, built in 2022, offers spacious and versatile family accommodation, well placed for reputable local schools.

The accommodation comprises, an entrance hall, a front facing lounge, and a full width kitchen diner opening onto the rear garden. A separate utility room and downstairs cloakroom add further practicality.

To the first floor, there are four well-proportioned double bedrooms along with a flexible fifth bedroom, ideal for use as a home office or nursery.

The main bedroom features its own en suite shower room, while a family bathroom serves the remaining bedrooms.

Outside, the property stands within a generous west facing rear garden which benefits from not being directly overlooked, along with a double width driveway providing off road parking and access to the integral garage.



### ENTRANCE HALL

17'7" x 6'2" (5.36 x 1.89)

Accessed via a composite front entrance door, with understairs storage cupboard, and a wood-effect ceramic tiled floor which extends through to the rear.

### LOUNGE

15'1" x 10'6" (4.60 x 3.21)

With a front aspect window.

### KITCHEN DINER

21'3" x 9'8" (6.48 x 2.97)

Featuring a range of modern units, contrasting worktops incorporating a resin sink, built-in oven, gas hob with extractor over, and an integrated fridge/freezer. Dining area with French doors opening onto the rear garden.

### UTILITY ROOM

Providing space for laundry appliances, and further access to the rear garden.

### CLOAKROOM/WC

5'4" x 3'0" (1.63 x 0.92)

Fitted with a WC and pedestal hand basin.

### FIRST FLOOR LANDING

With access to the loft.

### BEDROOM 1

13'3" x 10'6" (4.05 x 3.21)

To front aspect.

### EN-SUITE

7'6" x 4'5" (2.30 x 1.35 )

Fitted with a large shower enclosure, pedestal basin, WC, and heated towel rail.

### BEDROOM 2

11'4" x 10'6" (3.46 x 3.21)

To front aspect.

### BEDROOM 3

11'8" x 10'0" (3.58 x 3.05)

To rear aspect.

### BEDROOM 4

10'2" x 9'2" (3.12 x 2.80)

To rear aspect.

### BEDROOM 5

7'2" x 7'1" (2.19 x 2.16)

To rear aspect.

### FAMILY BATHROOM

9'2" x 5'6" (2.81 x 1.68)

Fitted with a panelled bath, pedestal basin, WC, and heated towel rail.

### GARAGE

17'3" x 8'11" (5.26 x 2.74)

With an up-and-over door, electric and lighting.

### TENURE

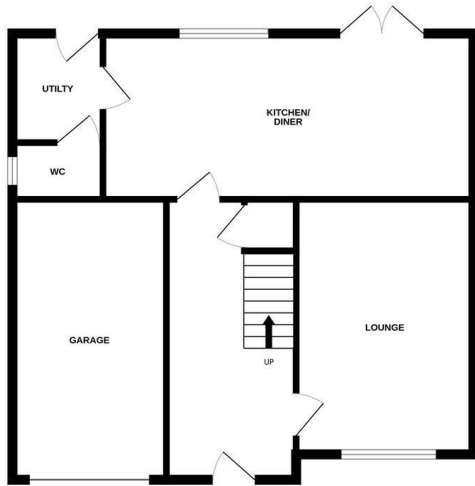
Freehold

### COUNCIL TAX BAND

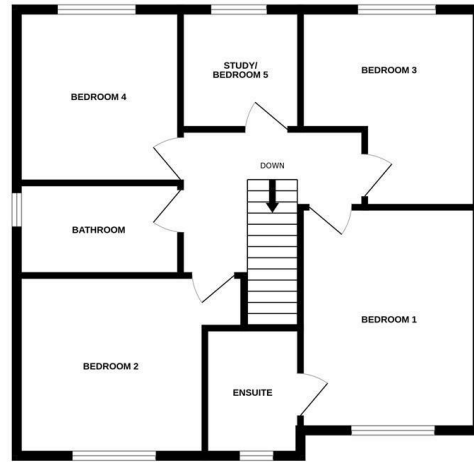
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GROUND FLOOR  
705 sq.ft. (65.5 sq.m.) approx.

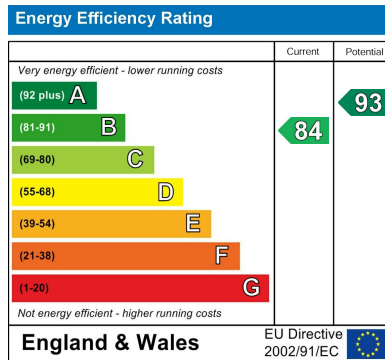


1ST FLOOR  
705 sq.ft. (65.5 sq.m.) approx.



TOTAL FLOOR AREA : 1409 sq.ft. (130.9 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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### Viewing

By appointment only.

### Tenure

We are advised by the vendor that the property is: As Above However, prospective purchasers should have the tenure of this property confirmed by a solicitor.

Additional Information Local Authority: North East Lincolnshire Council Telephone 01472 313 131

Services: All mains services are available or connected subject to the statutory regulations. we have not tested any heating systems, fixtures, appliances or services.

### DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS

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