



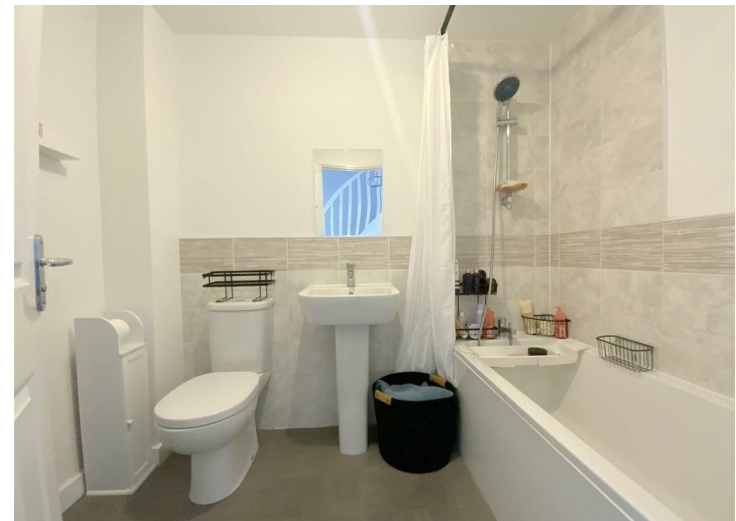
5 Heathland Way, Humberston, North East Lincolnshire, DN36 4ZH
£160,000

Key Features:

- Modern Three-Storey Home, Built in 2020
- Popular Millennium Farm - Humberston
- Three Double Bedrooms
- Dining Kitchen
- Living Room
- Downstairs WC & First Floor Bathroom
- Low Maintenance Garden
- Off Road Parking
- Ideal First Time Buy

Located on the popular Millennium Farm development, just off Humberston Avenue, this well presented three bedroom mid link home offers modern, versatile living across three floors. Perfectly suited to first time buyers, investors, or small families, the property is conveniently positioned close to highly regarded schools, and within easy reach of Cleethorpes seafront.

The accommodation comprises a living room, dining kitchen and a downstairs cloak/WC. To the first floor are two double bedrooms and a family bathroom, while the top floor is dedicated to the main bedroom, providing excellent privacy. Externally, the property benefits from off road parking to the front and an enclosed, low maintenance garden at the rear.



LIVING ROOM

14'10" x 11'10" (4.53 x 3.62)

Front aspect living room, with a useful storage cupboard.

CLOAKROOM/WC

4'5" x 3'5" (1.35 x 1.05)

Fitted with a WC and pedestal hand basin.

DINING KITCHEN

11'10" x 7'8" (3.63 x 2.34)

Fitted with a range of grey gloss-fronted units, and contrasting worktops inset with a stainless-steel sink. Built-in oven, gas hob, integrated fridge/freezer, and unit housing the gas central heating boiler. French doors open onto the rear garden.

FIRST FLOOR

BEDROOM 2

11'10" x 10'5" (3.62 x 3.20)

Front aspect bedroom.

BEDROOM 3

11'10" x 8'8" (3.62 x 2.66)

Rear aspect bedroom.

BATHROOM

7'11" x 5'5" (2.43 x 1.67)

Fitted with a pedestal basin, WC, and panelled bath with shower mixer.

SECOND FLOOR/BEDROOM 1

19'3" x 8'6" (5.88 x 2.60)

Main bedroom with dual aspect Velux windows, and a built-in storage cupboard.

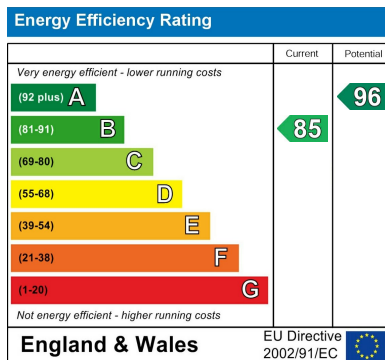
COUNCIL TAX BAND

B

TENURE

FREEHOLD





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

Although we have taken great care to ensure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. Any references to the condition, use or appearance of the property or appliances therein, are made for guidance only, and no warranties are given or implied by this information. It is not the Agents policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries., in order to ensure that any necessary consents have been obtained. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purposes only and are not for any other use but guidance and illustration. The Agents have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore

