



16 The Maples, Humberston, North East Lincolnshire, DN36 4BT
£235,000

Key Features:

- Modern Three Bedroom Semi Detached Home
- Desirable Village Location
- Immaculately Presented
- Spacious Rear Aspect Living Room
- Stylish Kitchen With Integrated Appliances
- En Suite Shower Room & Family Bathroom
- Downstairs Cloak/WC
- South Facing Rear Garden
- Driveway Parking & Garage

A superb contemporary designed semi detached home, set within the desirable Par 3 development off Humberston Avenue. Built in 2021, the property offers well planned accommodation, ideal for first time buyers or families, with popular local schools and amenities close by, and just a short drive from Cleethorpes seafront.

Beautifully presented throughout, the accommodation comprises an entrance hall with cloak/WC, a stylish fitted kitchen complete with integrated appliances, and a bright and spacious rear aspect living room featuring bi-folding doors opening onto the garden.

Upstairs are three good sized bedrooms, including the main bedroom with en-suite shower room, along with a family bathroom.

Outside, the home enjoys a south facing rear garden with lawn and a sheltered patio area, while to the front a block paved driveway provides access to the attached garage.



ENTRANCE HALL

Accessed via a composite front entrance door. With feature skylight, and tiled floor continuing through to the kitchen. Staircase leading to the first floor.

CLOAKROOM

7'3" x 4'9" (2.23 x 1.47)

With a vanity hand basin, WC, and heated towel rail.

KITCHEN

12'6" x 10'9" (3.82 x 3.28)

Fitted with a range of shaker style units, contrasting worktops, built-in oven/grill, induction hob, integrated dishwasher and fridge/freezer. Plumbing for a washing machine. Unit housing the gas central heating boiler. Double doors opening into:-



LIVING ROOM

18'9" x 14'3" (5.73 x 4.35)

A full width living room, with wood effect laminate flooring, and bi-folding doors opening onto the rear garden.

FIRST FLOOR LANDING

With a built-in storage cupboard, and access to the loft.

BEDROOM 1

12'2" x 11'4" (3.71 x 3.46)

To front aspect, with built-in wardrobes.



ENSUITE

8'0" x 3'11" (2.44 x 1.21)

Fitted with a shower enclosure, vanity wash basin, WC, and heated towel rail.

BEDROOM 2

11'6" x 9'4" (3.53 x 2.86)

A second double bedroom, to rear aspect.

BEDROOM 3

9'4" x 6'11" (2.87 x 2.12)

To rear aspect.



BATHROOM

7'7" x 6'5" (2.33 x 1.98)

Fitted with a vanity wash basin, WC, heated towel rail, and panelled bath with overhead shower.

TENURE

Freehold

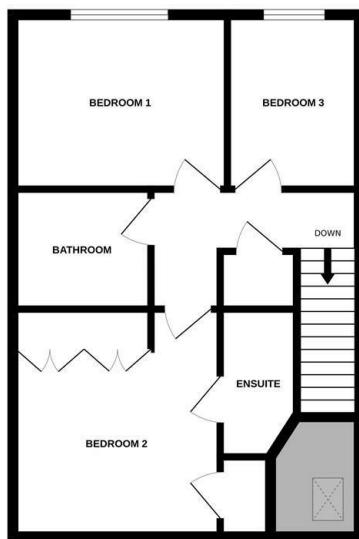
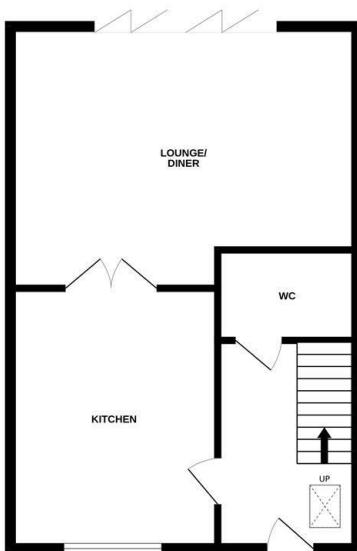
COUNCIL TAX BAND

C



GROUND FLOOR
529 sq.ft. (49.1 sq.m.) approx.

1ST FLOOR
499 sq.ft. (46.4 sq.m.) approx.



TOTAL FLOOR AREA: 1028 sq.ft. (95.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floor plans, 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 purchasers. The services and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	86	87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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