



**19 Fairway Drive, Humberston, North East Lincolnshire, DN36 4ZQ**  
**£340,000**

## Key Features:

- Detached FIVE Bedroom Family Home
- Highly Regarded Residential Location
- Popular School Catchment
- Four Double Bedrooms and Fifth Bedroom/Study
- Main Bedroom En Suite and Family Bathroom
- Open Plan Kitchen Diner
- Utility Room and Downstairs Cloak/WC
- Generous West Facing Rear Garden
- Driveway Parking and Integral Garage

Situated within a highly regarded residential setting just off Humberston Avenue, this attractive five bedroom detached home, built in 2019, offers spacious and versatile family living. Conveniently positioned for popular schools, a wide range of local amenities, and a short drive to both Grimsby town centre and Cleethorpes seafront.

Well presented, the accommodation comprises an entrance hall, front aspect lounge, open plan kitchen diner opening onto the rear garden, a utility room and downstairs cloak/WC. To the first floor, a galleried landing leads to four good sized double bedrooms, all of which benefit from built-in wardrobes, plus a flexible fifth bedroom/study. The main bedroom features its own en-suite, with a family bathroom serving the remaining bedrooms. Notably, both facilities are fitted with a separate bath and shower, offering added convenience for everyday family life. Outside, the property enjoys a generous west facing rear garden, a double width block paved driveway and integral garage.



### ENTRANCE HALL

16'9" x 6'2" (5.11 x 1.89)

Entered via a composite front entrance door. With LVT flooring, access to the integral garage, and staircase to the first floor.

### CLOAKROOM/WC

6'0" x 3'3" (1.85 x 1.00)

Fitted with a pedestal hand basin and WC.

### LOUNGE

14'11" x 11'5" (4.55 x 3.48)

To front aspect, with plantation shutters.

### KITCHEN/DINER

28'0" x 11'3" (8.54 x 3.43)

Fitted with a range of modern gloss units, and contrasting worktops incorporating a stainless-steel sink. Built-in oven, gas hob with extractor over, and an integrated dishwasher. Continued LVT flooring. Rear aspect window, and double French doors opening onto the rear garden.

### UTILITY ROOM

7'9" x 5'6" (2.38 x 1.69)

With sink unit, space for laundry appliances, and access to the side of the property.

### FIRST FLOOR LANDING

With a useful built-in storage cupboard, loft access, and front aspect window with plantation shutters.

### BEDROOM 1

13'5" x 12'11" (4.11 x 3.95)

To front aspect, with plantation shutters, and built-in wardrobes.

### EN-SUITE

7'4" x 5'7" (2.26 x 1.72)

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

### BEDROOM 2

12'2" x 9'4" (3.71 x 2.85)

To front aspect, with plantation shutters, and built-in wardrobes.

### BEDROOM 3

12'7" x 8'5" (3.85 x 2.58)

To rear aspect, with built-in wardrobes.

### BEDROOM 4

11'9" x 8'3" (3.59 x 2.52)

To rear aspect, with built-in wardrobes.

### BEDROOM 5/STUDY

8'5" x 6'7" (2.59 x 2.02)

To rear aspect.

### FAMILY BATHROOM

9'3" x 7'1" (2.82 x 2.17)

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

### GARAGE

16'10" x 8'9" (5.15 x 2.68)

An integral garage, housing the 'Ideal' gas central heating boiler.

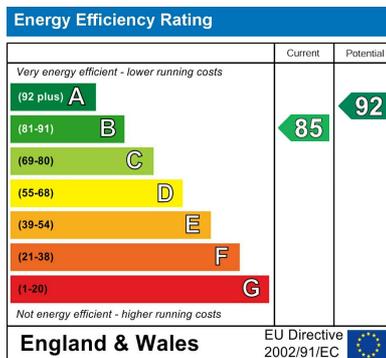
### COUNCIL TAX BAND

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### 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

