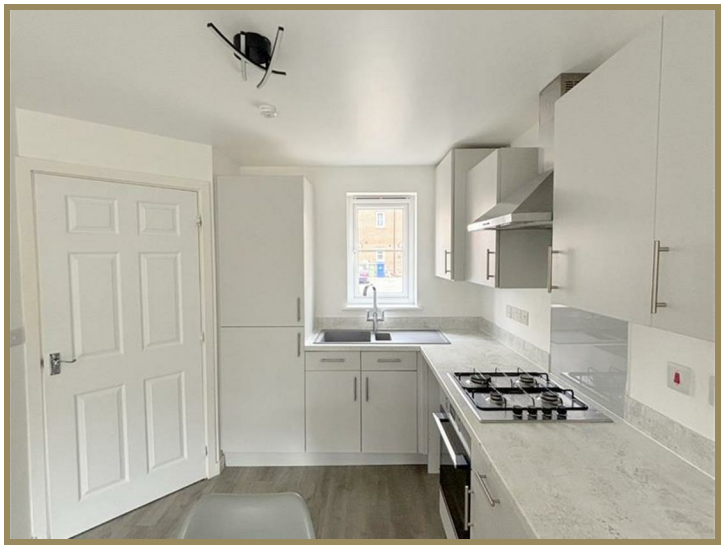
ARGYLE
ESTATE AGENTS



57 Heathland Way, Humberston, North East Lincolnshire, DN36 4ZH
£130,000

31 Sea View Street, Cleethorpes, North East Lincolnshire, DN35 8EU Tel: 01472 603929

Key Features:

- Modern Semi Detached Home, Built in 2020
- Millennium Farm - Humberston
- Two Double Bedrooms
- Open Plan Living/Dining Kitchen
- Downstairs WC & First Floor Bathroom
- Off Road Parking
- Low Maintenance Rear Garden
- No Forward Chain
- Beautiful walking trails just minutes away
- Built-in fibre optic cables for high-speed, reliable internet

Built in 2021 and situated on the sought-after Millennium Farm development, just off Humberston Avenue, this modern two-bedroom semi-detached home offers stylish, low-maintenance living in a highly desirable location. Ideally positioned close to local amenities, well-regarded schools and with easy access to Cleethorpes seafront, the property is perfectly suited to first-time buyers, downsizers and investors alike. The property also benefits from five years remaining on the building and structural warranty, providing added peace of mind for prospective purchasers.

The accommodation comprises an inviting entrance hall, a convenient ground floor cloakroom/WC, and a bright open-plan living/dining kitchen. Designed with modern lifestyles in mind, this sociable space features French doors opening onto the rear garden, creating a seamless connection between indoor and outdoor living.

To the first floor are two well-proportioned double bedrooms, both offering excellent space, together with a contemporary family bathroom.

Outside, the property benefits from off-road parking to the front, while the enclosed rear garden is mainly laid to lawn with paved patio areas, providing an ideal setting for relaxing or entertaining.

Offered to the market with no forward chain, this is a fantastic opportunity to purchase a modern home in one of the area's most popular residential developments.

ENTRANCE HALL
Accessed via a composite front entrance door. With staircase to the first floor.

LIVING / DINING KITCHEN
22'0" x 12'2" (6.72 x 3.72)
Fitted with a range of modern grey units, and contrasting work tops incorporating a peninsula breakfast bar. Built-in oven, gas hob, integrated fridge/freezer, and plumbing for a washing machine. Unit housing the 'Ideal Logic' gas central heating boiler. Of dual aspect including French doors opening onto the rear garden.

CLOAKROOM/WC
4'11" 2'9" (1.50 0.84)
Fitted with a hand basin and WC.

FIRST FLOOR LANDING
With access to the loft.

BEDROOM 1
12'2" x 7'9" (3.71 x 2.37)
To rear aspect.

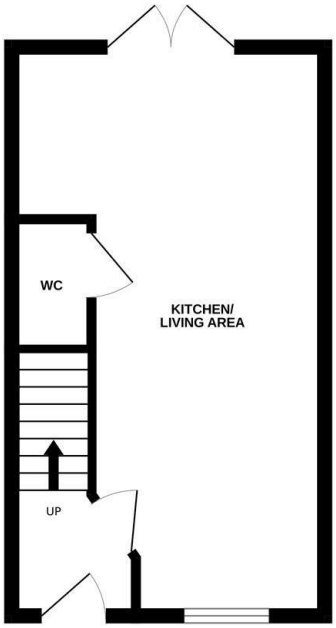
BEDROOM 2
12'2" x 7'9" (3.71 x 2.37)
To front aspect.

BATHROOM
5'11" x 5'4" (1.81 x 1.65)
Fitted with a pedestal basin, WC, and panelled bath with overhead shower.

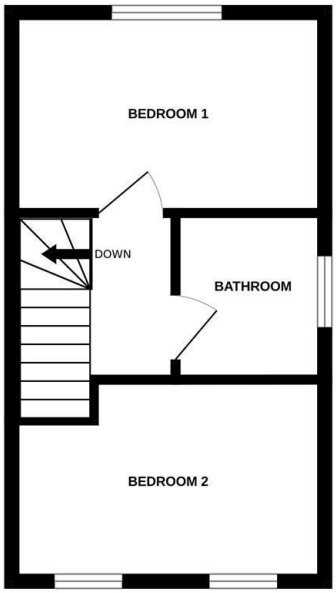
TENURE
FREEHOLD

COUNCIL TAX BAND
A

GROUND FLOOR
270 sq.ft. (25.0 sq.m.) approx.



1ST FLOOR
270 sq.ft. (25.0 sq.m.) approx.



TOTAL FLOOR AREA : 539 sq.ft. (50.1 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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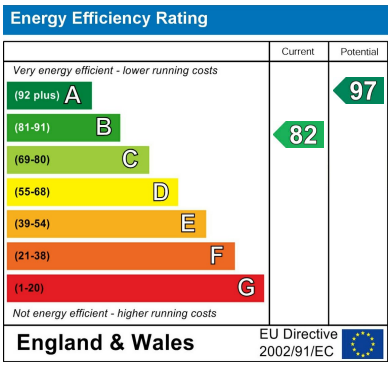

Viewing

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 confirrmed 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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