



27 Heathland Way, Humberston, North East Lincolnshire, DN36 4ZH
£150,000

Key Features:

- Modern End-Link Property - Built In 2020
- Millennium Farm - Humberston
- Immaculately Presented
- Two Double Bedrooms
- Open Plan Living/Dining Kitchen
- Downstairs WC & First Floor Bathroom
- Off Road Parking
- Easy Maintenance Rear Garden
- No Forward Chain

A modern two bedroom end-link property, built in 2020, situated on the Millennium Farm development, found off Humberston Avenue. Immaculately presented throughout, the home offers contemporary low maintenance living, in this popular and convenient location.

The accommodation features a sociable open plan living/dining kitchen with French doors opening onto the rear garden, and a handy downstairs cloakroom/WC. Upstairs are two double bedrooms and a family bathroom.

Outside, there is parking space to the front of the property, gated side access, and a rear garden with patio and lawn. Located in this highly regarded area, a short distance from local amenities, schools, and easy access to Cleethorpes Seafront.

An ideal opportunity for first time buyers, downsizers, or investors...Offered for sale with no forward chain.



ENTRANCE HALL

Accessed via a uPVC front entrance door. With staircase to the first floor, and laminate flooring continuing through to:-

LIVING/DINING KITCHEN

22'0" x 12'2" (6.73 x 3.72)

Fitted with a range of modern white gloss units, and contrasting worktops incorporating a peninsula breakfast bar. Built-in oven, gas hob with extractor over, integrated fridge/freezer and plumbing for a washing machine. Unit housing the 'Ideal' gas central heating boiler. Of dual aspect having a window to the front, and French doors opening onto the rear patio.

CLOAKROOM/WC

4'11" x 2'8" (1.50 x 0.83)

Fitted with a pedestal hand basin and wc.

FIRST FLOOR LANDING

With access to the loft via a drop-down ladder.

BEDROOM 1

12'2" x 7'10" (3.72 x 2.39)

To rear aspect.

BEDROOM 2

12'2" x 7'6" (3.72 x 2.31)

To front aspect.

BATHROOM

6'1" x 5'4" (1.86 x 1.65)

Fitted with a pedestal basin, wc, and panelled bath with overhead shower.

TENURE

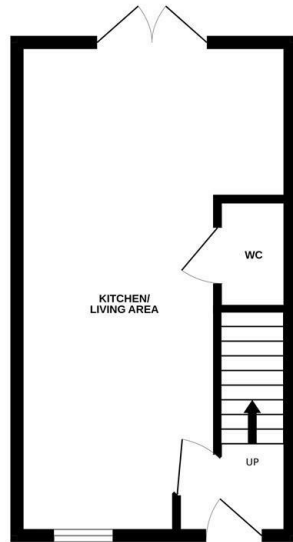
Freehold

COUNCIL TAX BAND

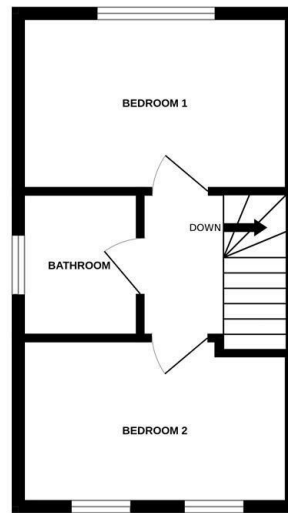
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GROUND FLOOR
271 sq.ft. (25.2 sq.m.) approx.

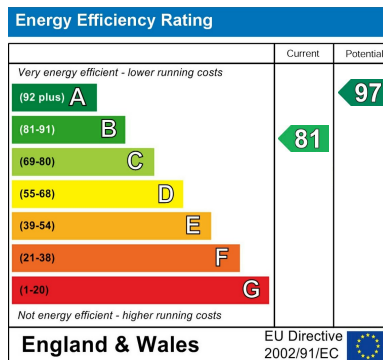


1ST FLOOR
271 sq.ft. (25.2 sq.m.) approx.



TOTAL FLOOR AREA : 542 sq.ft. (50.3 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

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