



**12 Cherry Lane, Humberston, North East Lincolnshire, DN36 4ZS**  
**£160,000**

## Key Features:

- Excellent First Time Buy!
- Modern Two Bedroom Semi Detached
- Built 2019 - NHBC Certificate Remaining
- Two Good Sized Bedrooms
- Kitchen Diner
- Downstairs Cloaks/WC
- Energy Efficient - EPC Rating B

A modern two bedroom semi-detached home offered for sale on the popular Humberston Meadows development, a pleasant location found off Humberston Avenue. An excellent first time purchase, offering well presented accommodation, comprising:- lounge, kitchen diner with french doors opening onto the rear garden, downstairs cloak/wc, two double bedrooms and a bath/shower room. Off road parking and enclosed lawned garden to the rear. Viewing Highly Recommended.



## LOUNGE

14'2" x 12'9" (4.32 x 3.90)

Front access to the property leads directly into the lounge. With a front aspect window and understairs storage cupboard.

## CLOAKROOM

5'4" x 3'3" (1.63 x 1.00)

Fitted with a pedestal basin and wc.

## KITCHEN DINER

14'2" x 8'2" (4.32 x 2.50)

Featuring a range of cream gloss units, contrasting work surfaces, stainless steel sink, built-in oven and gas hob with extractor over. Plumbing for a washing machine and space for further appliances. Unit housing the gas central heating boiler. Rear aspect window. Dining area with French doors opening onto the rear garden.



## FIRST FLOOR LANDING

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

## BEDROOM 1

14'2" x 7'8" (4.32 x 2.36)

With two windows to front aspect.



## BEDROOM 2

14'2" x 9'8" (4.32 x 2.95)

With two windows to rear aspect.

## BATHROOM

6'9" x 5'8" (2.08 x 1.75)

Fitted with a modern three piece suite comprising a vanity sink unit, wc, and panelled bath with overhead shower.



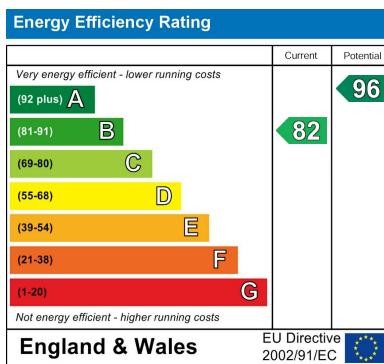
## TENURE

Freehold

## COUNCIL TAX BAND

B





#### 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