



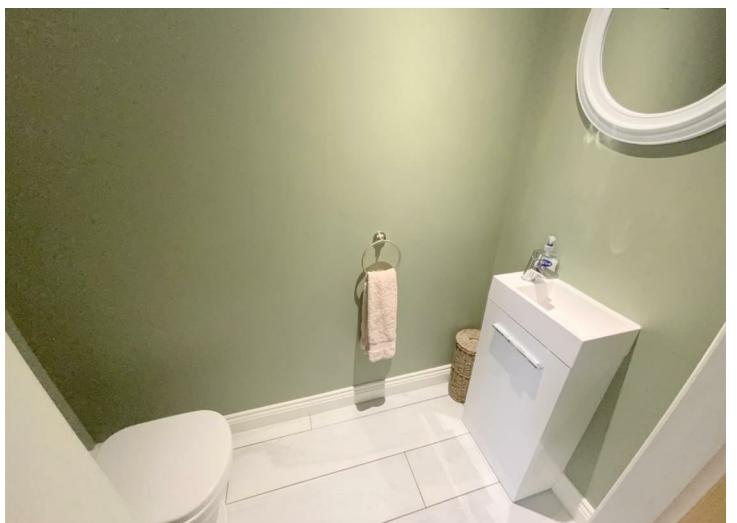
**49 Forest Way, Humberston, North East Lincolnshire, DN36 4BX**  
**£225,000**

## Key Features:

- Modern Three Bedroom Semi Detached Home
- Immaculately Presented
- Rear Aspect Lounge
- Kitchen Diner
- Downstairs WC & First Floor Bathroom
- Spacious Corner Position With Ample Parking
- Private Rear Garden
- Detached Garage
- Highly Popular School Catchment
- Close Proximity to Cleethorpes Seafront

A modern three bedroom semi detached home, built in 2017, presented in excellent condition throughout. The accommodation is well arranged to include a dining kitchen benefiting from a full range of integrated appliances, a rear aspect lounge opening onto the garden, and a downstairs cloakroom/WC. Upstairs offers three good sized bedrooms alongside a family bathroom.

Externally, the property sits on a spacious corner position with ample driveway parking, a detached garage, and lawned gardens to the front and rear, with the rear garden enjoying a good degree of privacy and not being directly overlooked. Situated within a well regarded residential area, the property falls within the catchment of highly popular schools, and is in close proximity to Cleethorpes seafront.



## ENTRANCE HALL

With a side aspect window, and staircase to the first floor.

## CLOAKROOM/WC

6'3" x 2'11" (1.91 x 0.89)

Fitted with a WC and vanity hand basin.



## KITCHEN DINER

14'3" x 9'1" (4.36 x 2.79)

Featuring a range of modern units, with contrasting worktops incorporating a composite sink, built-in oven, induction hob with extractor over, integrated fridge/freezer, dishwasher, and washing machine. Unit housing the gas central heating boiler. Front aspect window.

## LOUNGE

16'4" x 10'11" (5.00 x 3.33)

A full width lounge overlooking the rear garden, with French doors opening onto the patio area.



## FIRST FLOOR LANDING

With a side aspect window, and access to the loft.

## BEDROOM 1

12'3" x 9'4" (3.74 x 2.86)

To front aspect, with a built-in double wardrobe.

## BEDROOM 2

11'1" x 7'10" (3.40 x 2.41)

A second double bedroom, to rear aspect.

## BEDROOM 3

8'6" x 8'0" (2.60 x 2.45)

To rear aspect.

## BATHROOM

8'2" x 6'6" (2.49 x 2.00)

Fitted with a vanity wash basin, WC, and panelled bath with overhead shower. Heated towel rail, and built-in storage cupboard.



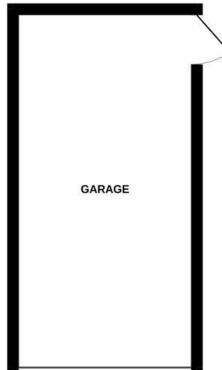
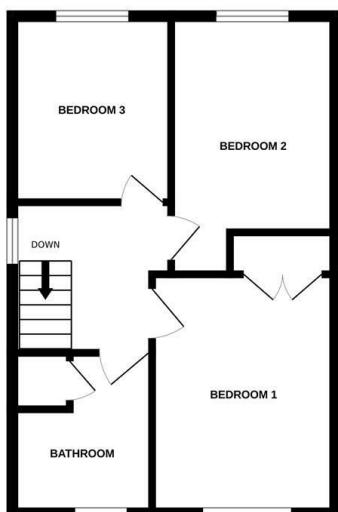
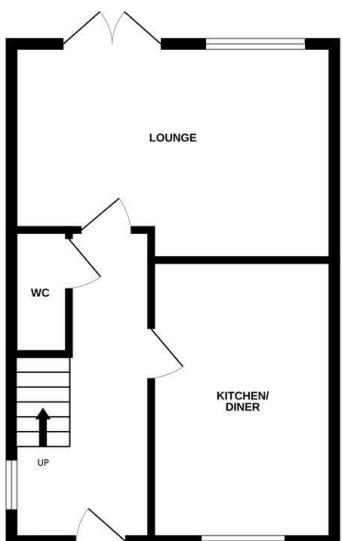
## TENURE

Freehold

## COUNCIL TAX BAND

C

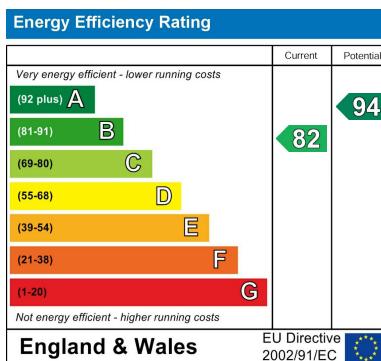




TOTAL FLOOR AREA : 990 sq.ft. (91.9 sq.m.) approx.

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

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