



41 Links Drive, Humberston, North East Lincolnshire, DN36 4ZG
£175,000

Key Features:

- Three Bedroom Detached Property
- Popular Humberston Location
- Close To Schools
- Three Double Bedrooms
- Master Bedroom With En Suite
- Driveway Parking
- Detached Garage
- Good Sized Rear Garden
- NHBC Warranty Remaining

A three bedroom detached property found on the popular Millennium Farm development, situated off Humberston Avenue. An ideal location for families, close to highly regarded primary and secondary schools, and just a short drive from Cleethorpes seafront. Built in 2020, the property retains its NHBC warranty, and offers accommodation comprising; entrance hall, cloaks/wc, lounge, kitchen diner, and utility room. To the first floor are three bedrooms, an en-suite shower room, and family bathroom. Occupying a cul de sac position, the property stands with a good sized rear garden, driveway and detached garage.



ENTRANCE HALL

With staircase to the first floor accommodation.

CLOAKROOM

5'3" x 3'0" (1.62 x 0.92)

Fitted with a wc and pedestal basin.

LOUNGE

12'11" x 12'2" (3.94 x 3.71)

To front aspect.

KITCHEN DINER

18'1" x 9'3" (5.53 x 2.84)

Fitted with a range of cream gloss units, built-in oven, gas hob with extractor over, integrated fridge/freezer and dishwasher. Rear aspect window. Dining area with French doors opening onto the rear garden.

UTILITY

5'7" x 5'4" (1.71 x 1.64)

Providing further storage, plumbing for a washing machine and dryer space. Wall mounted gas central heating boiler. Side entrance door.

FIRST FLOOR LANDING

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

BEDROOM 1

12'11" x 10'7" (3.95 x 3.24)

To front aspect.

EN-SUITE SHOWER ROOM

5'10" x 5'10" (1.80 x 1.80)

Fitted with a shower enclosure, wc and pedestal basin.

BEDROOM 2

9'6" x 9'3" (2.91 x 2.84)

To rear aspect.

BEDROOM 3

9'6" x 8'6" (2.90 x 2.60)

To rear aspect.

BATHROOM

6'9" x 5'7" (2.07 x 1.71)

Fitted with a panelled bath, pedestal basin and wc.

OUTSIDE

Set on a corner, the property stands open plan to the front, with driveway leading to the detached garage. The rear garden is enclosed and mainly laid to lawn.

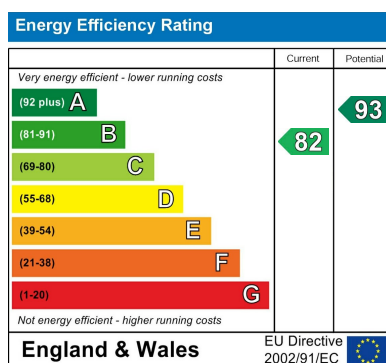
TENURE

Freehold

COUNCIL TAX BAND

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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

