



18 Radcliffe Road, Healing, North East Lincolnshire, DN41 7NH
£440,000

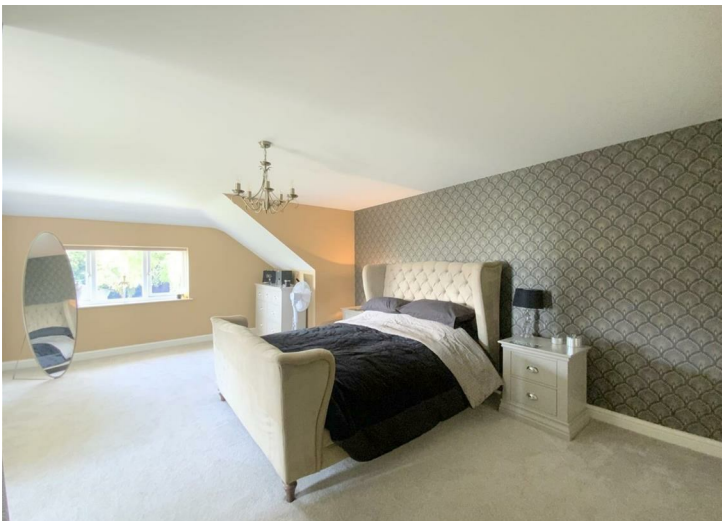
Key Features:

- Extended Four Bedroom Detached Property
- Desirable Village Location
- Extensive Private Rear Garden
- Three Bath/Shower Rooms - One En Suite
- Kitchen Diner & Separate Utility Room
- Spacious Rear Aspect Living Room
- Additional Sitting Room
- Optional Ground Floor Bedroom
- Detached Garage & Ample Driveway Parking
- Solar panels with batteries and EV charger

Situated in a desirable area of Healing, this extended three/four bedroom detached home occupies a generous plot and offers a layout suited to large families and multi generational living. Immaculately presented, the accommodation to the ground floor includes a spacious rear living room overlooking the garden, a modern kitchen diner with separate utility room, an additional sitting room, a versatile fourth bedroom and a family bathroom. Upstairs are three good sized bedrooms including a large main bedroom with en suite, plus a separate family shower room. The home also benefits from solar panels, enhancing energy efficiency and reduced running costs.

Found just off Radcliffe Road, the property enjoys a peaceful cul de sac setting. Featuring an extensive, private lawned rear garden, ample driveway parking and a detached garage.

All in all, a superb family home located in one of the areas favoured residential positions, being in the catchment of highly regarded schools, and easy access to the A180 motorway links....Viewing Highly Recommended.



ENTRANCE HALL

A side entrance hall featuring LVT flooring, and oak staircase leading to the first floor.

LIVING ROOM

28'4" x 17'10" (8.64 x 5.45)

Measured at maximum width

A spacious full width living room, with two sets of French doors opening onto the rear patio. Feature media wall incorporating a log effect electric fire, and continued LVT flooring.

KITCHEN DINER

18'11" x 17'4" (5.77 x 5.29)

Fitted with a large range of modern shaker style units and contrasting worktops inset with a composite sink. Built-in oven, gas hob with extractor over, integrated fridge and dishwasher. Island providing additional storage and worktop space. Tiled floor. Side aspect window, front aspect patio doors, plus entrance door

UTILITY ROOM

4'7" x 5'7" (1.40 x 1.72)

With additional storage units, and space for laundry appliances.

SITTING ROOM

14'8" x 11'0" (4.48 x 3.37)

With a side aspect window.

BEDROOM 4/SNUG

13'1" x 9'11" (4.00 x 3.03)

A versatile room, with a front aspect window.

FAMILY BATHROOM

9'10" x 7'2" (3.00 x 2.19)

A ground floor family bathroom, fully tiled, with a panelled bath, pedestal basin, WC, and heated towel rail.

FIRST FLOOR LANDING

With access to the loft.

BEDROOM 1

20'10" x 10'2" (6.36 x 3.11)

A generously sized main bedroom to rear aspect. With ample built-in storage, including a walk-in wardrobe.

EN SUITE/SHOWER ROOM

10'0" x 5'8" (3.05 x 1.73)

Featuring a walk-in shower, fitted storage incorporating a wash basin and WC. Full tiling, illuminated bluetooth wall mirror, and heated towel rail

BEDROOM 2

17'10" x 11'6" (5.46 x 3.51)

With front and side aspect windows, built-in double wardrobe, and cupboard housing the gas central heating boiler.

BEDROOM 3

12'0" x 7'2" (3.68 x 2.20)

A further double bedroom, with an obscure glazed window.

FAMILY SHOWER ROOM

11'10" x 5'9" (3.62 x 1.77)

Fitted with a large shower enclosure, and fitted storage incorporating a wash basin and WC. Illuminated Bluetooth wall mirror.

OUTSIDE

The property offers ample parking space to the front, with EV charger and access to the detached garage. The established rear garden, is mainly lawned and includes a spacious paved patio, and summer house.

GARAGE

18'8" x 12'3" (5.69 x 3.75)

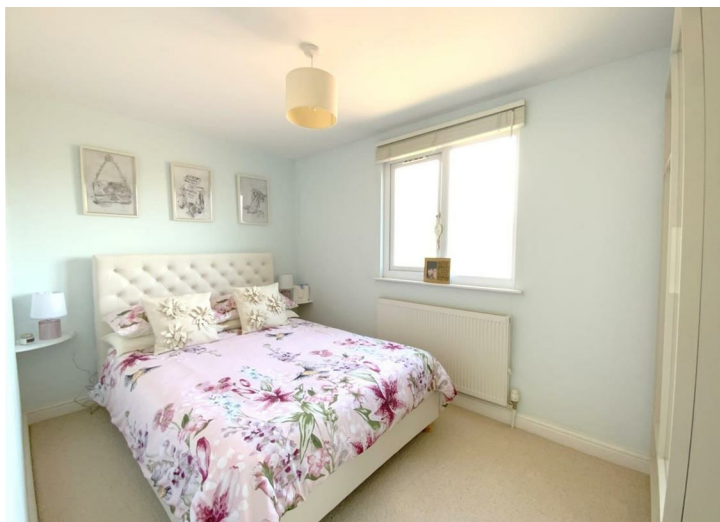
A detached brick garage, with front and rear access.

TENURE

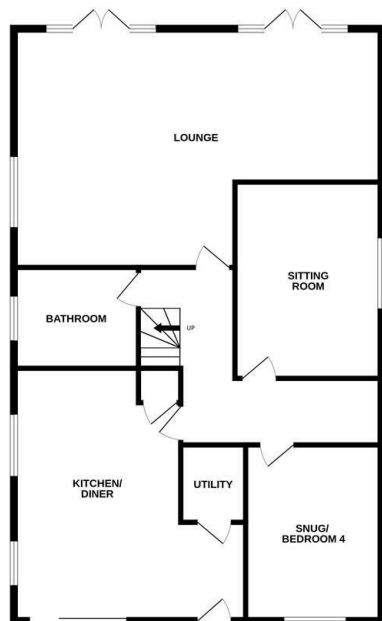
FREEHOLD

COUNCIL TAX

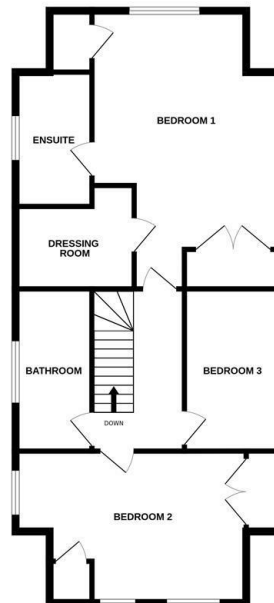
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GROUND FLOOR
1223 sq.ft. (113.6 sq.m.) approx.

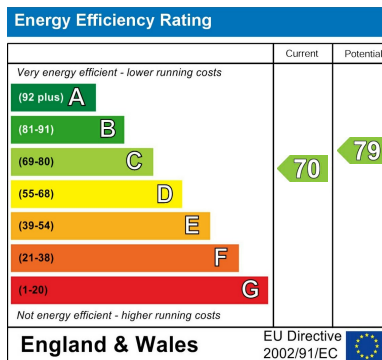


1ST FLOOR
831 sq.ft. (77.2 sq.m.) approx.



TOTAL FLOOR AREA: 2054 sq.ft. (190.8 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 misstatement. 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.

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