ARGYLE
ESTATE AGENTS

7 Beech Lane, Humberston, North East Lincolnshire, DN36 4ZF
£175,000

31 Sea View Street, Cleethorpes, North East Lincolnshire, DN35 8EU Tel: 01472 603929

Key Features:

- Modern Three Bedroom End Link Home
- Built in 2017
- Spacious Living Room
- Kitchen Diner
- Main Bedroom With En Suite
- Downstairs WC
- Driveway Parking For Two Vehicles
- Attractive West Facing Rear Garden

This immaculately presented three bedroom end link home, built in 2017, offers well planned and practical accommodation, making it an ideal choice for a range of buyers.
Set in a cul de sac on this modern residential development, just off Humberston Avenue, the property lies within close proximity to highly regarded local schools and the Bannatyne Health Club & Spa, with Cleethorpes seafront just a short distance away.
The ground floor includes a spacious living room, kitchen diner, and a convenient downstairs cloaks/WC, whilst upstairs are three bedrooms, an en suite shower room and a family bathroom. Outside, there is off road parking for two vehicles, and a west facing garden at the rear.

ENTRANCE HALL
6'8" x 4'9" (2.04 x 1.47)
Accessed via a modern composite front door.

CLOAKROOM/WC
5'1" x 4'8" (1.55 x 1.43)
Fitted with a WC and pedestal hand basin.

LIVING ROOM
15'3" x 12'4" (4.65 x 3.78)
Measured at widest point.
With a front aspect window, electric fireplace, and wood effect laminate flooring. Open staircase rising to the first floor.

KITCHEN DINER
15'2" x 10'10" (4.63 x 3.31)
Measured at widest point.
Comprising a range of modern gloss units, and contrasting worktops incorporating a stainless steel sink. Built-in oven, gas hob with extractor over, and plumbing for a washing machine and dishwasher. Unit housing the gas central heating boiler. Continued laminate flooring. Rear aspect window, and French doors opening onto the garden.

FIRST FLOOR LANDING
With access to the loft.

BEDROOM 1
11'8" x 8'1" (3.58 x 2.47)
To front aspect.

EN-SUITE
4'11" x 4'7" (1.52 x 1.40)
Fitted with a shower enclosure, pedestal basin, and WC.

BEDROOM 2
9'11" x 7'5" (3.04 x 2.27)
A second double bedroom, to rear aspect.

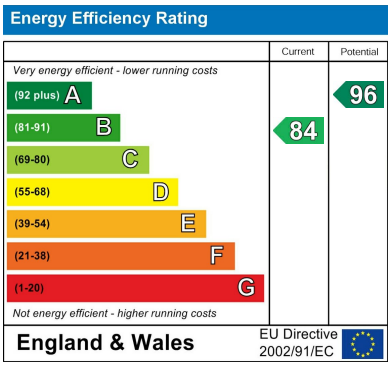
BEDROOM 3
8'1" x 7'2" (2.48 x 2.20)
To rear aspect.

BATHROOM
6'7" x 5'6" (2.03 x 1.70)
Fitted with a pedestal basin, WC, and panelled bath with shower over.

OUTSIDE
The front of the property is set open plan, with a block paved double driveway, and gated side access. The rear garden is attractively landscaped with a well-maintained lawn, and a variety of trees and shrubs.

TENURE
Freehold

COUNCIL TAX BAND
C



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 confirrmed 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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