



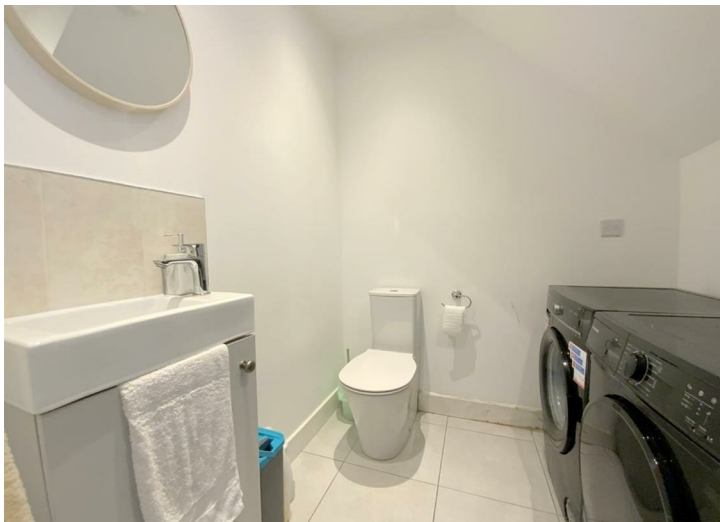
24 Fritillary Drive, Healing, North East Lincolnshire, DN41 7AH
£195,000

Key Features:

- Modern Three Bedroom Mid Link Home
- New Cyden Homes 'Quintessential' Development
- Built In 2021 - Warranty Remaining
- Spacious Open Plan Kitchen Diner
- Rear Aspect Lounge
- Downstairs Cloakroom/Utility
- Three Bedrooms & Family Bathroom To The First Floor
- Underfloor Heating To The Ground Floor
- Low Maintenance Gardens
- Off Road Parking

A modern three bedroom mid link home offered for sale in the sought after village of Healing, situated on the new 'Quintessential' development built by Cyden Homes.

The accommodation offers:- a spacious front aspect kitchen diner, cloakroom/utility, rear lounge, and first floor with three bedrooms and a bathroom. Set in low maintenance gardens with off road parking. An ideal first time purchase...Viewing Highly Recommended.



KITCHEN DINER

15'2" x 12'5" (4.64 x 3.81)

Front access to the property leads directly into the kitchen. Featuring a range of modern units, work surfaces incorporating a composite sink, Neff appliances inc. a built-in oven/grill, induction hob and integral dishwasher. With tiled floor, front aspect window, and staircase to the first floor.

CLOAKROOM/UTILITY

5'10" x 5'9" (1.80 x 1.76)

Fitted with a vanity sink unit and wc. Plumbing for a washing machine and dryer space. Continued tiled floor.

LOUNGE

12'6" x 9'4" (3.82 x 2.85)

A rear aspect lounge, opening onto the garden. Featuring wood effect laminate flooring.

FIRST FLOOR LANDING

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

BEDROOM 1

16'6" x 10'3" (5.04 x 3.14)

A front aspect master bedroom, with a built-in storage cupboard.

BEDROOM 2

9'10" x 9'8" (3.00 x 2.95)

A second double bedroom, to rear aspect.

BEDROOM 3

8'9" x 6'5" (2.69 x 1.97)

To rear aspect.

BATHROOM

6'6" x 7'4" (2.00 x 2.24)

Fitted with a floating vanity sink unit, wc, and p-shaped bath with overhead shower. Heated towel rail.

OUTSIDE

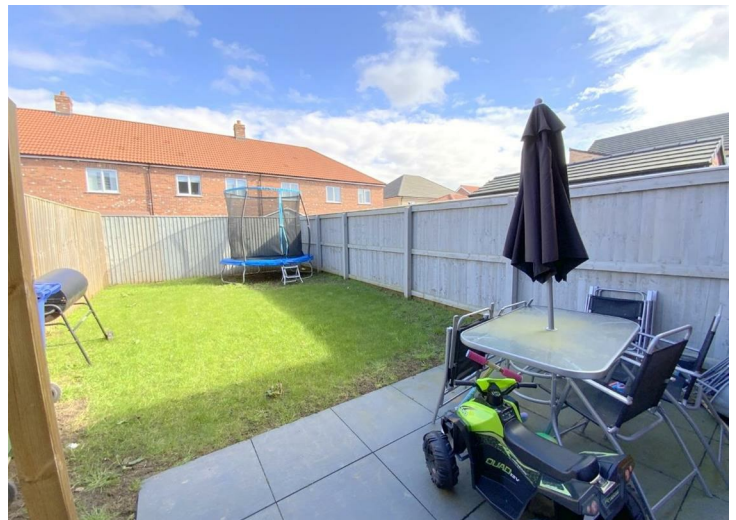
The front of the property is set open plan approached by a block paved driveway providing off road parking for two vehicles. A side passageway leads to the enclosed rear garden being mainly laid to lawn with a paved patio.

TENURE

FREEHOLD

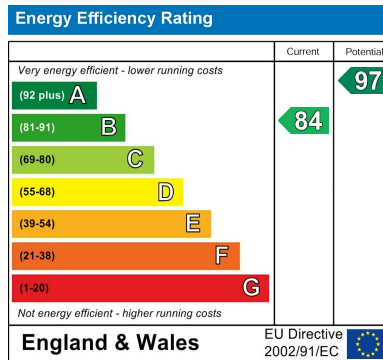
COUNCIL TAX BAND

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While every attempt has been made to ensure the accuracy of the footprint 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. Made with Metropac ©2024



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

