



10 Eagle Drive, Humberston, North East Lincolnshire, DN36 4ZL
£170,000

Key Features:

- Modern Three Storey Town House Built 2022
- Three Good Sized Bedrooms
- Ideal First Time Purchase/Rental Investment
- Popular School Catchment
- New Build Warranty Remaining
- No Forward Chain

A three bedroom mid link property, built in 2022, offered for sale on the popular Millennium Farm development, found off Humberston Avenue. An ideal first time purchase, investment property, or small family home within close proximity to primary and secondary schools, and just a short drive to Cleethorpes seafront. Arranged over three floors, the accommodation includes a spacious front aspect living room, inner hallway with cloaks/wc, kitchen diner, first floor two bedrooms and a bathroom, and to the second floor is the master bedroom. Off road parking to the front of the property, and an enclosed low maintenance garden at the rear. New build warranty remaining. Offered for sale with No Forward Chain.



LIVING ROOM

15'0" x 11'10" (4.58 x 3.62)

Front access to the property leads directly into the living room. With a front aspect window and built-in storage cupboard.

INNER HALLWAY

With staircase leading to the first floor.

CLOAKROOM

4'3" x 3'4" (1.31 x 1.02)

Fitted with a pedestal hand basin and wc.

KITCHEN DINER

11'10" x 7'8" (3.61 x 2.35)

Featuring a range of deep navy units and contrasting work surfaces incorporating a stainless steel sink. Built-in oven, gas hob with extractor over, plumbing for a washing machine and space for further appliances. Unit housing the gas central heating boiler. Space for a small dining table. Rear aspect window, and French doors opening onto the garden.

FIRST FLOOR

BEDROOM 2

11'8" x 10'6" (3.58 x 3.21)

To front aspect.

BEDROOM 3

11'10" x 8'9" (3.61 x 2.69)

To rear aspect.

BATHROOM

7'11" x 5'6" (2.42 x 1.69)

Fitted with a pedestal basin, wc, and panelled bath with shower attachment.

SECOND FLOOR

BEDROOM 1

19'5" x 8'4" (5.94 x 2.55)

Landing with built-in storage cupboard.

Master bedroom featuring dual aspect velux windows and a built-in wardrobe/storage cupboard.

OUTSIDE

The front of the property is set open plan with off road parking. The rear garden is mainly laid to lawn with a small paved patio and gated access.

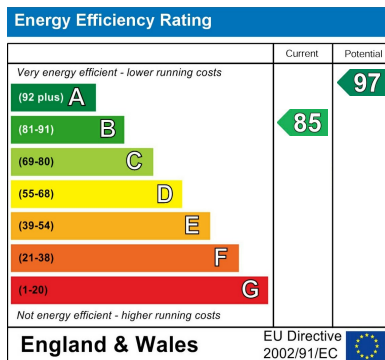
TENURE

Freehold

COUNCIL TAX BAND

B





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

