



69 Larkspur Avenue, Healing, North East Lincolnshire, DN41 7JD
£294,000

Key Features:

- Four Bedroom Detached Home, Built 2019
- Highly Regarded Village Location
- Popular School Catchment
- Immaculately Presented
- Open Plan Flowing Layout
- Four Double Bedrooms
- Master Bedroom With En-Suite
- Driveway Parking & Integral Garage
- 10yr Builders Warranty Remaining
- NO CHAIN

A four bedroom detached family home retaining its immaculate show home condition, offered for sale in the highly regarded village of Healing, well placed for motorway access and reputable schools. Built in 2019 by Cyden Homes to their 'Opal' design, the property offers a spacious contemporary free flowing layout to the ground floor, comprising; entrance hall, cloaks/wc, a front aspect lounge, kitchen diner and sunroom. The first floor landing gives access to four double bedrooms including master bedroom with en-suite, and a family bathroom. Set in lawned gardens with driveway and integral garage. Viewing Highly Recommended.



ENTRANCE HALL

Accessed via a composite front entrance door. With oak effect flooring and staircase to the first floor accommodation.

CLOAKROOM

8'2" x 3'4" (2.51 x 1.03)

Fitted with a pedestal hand basin and wc. Useful storage recess. Obscure glazed window.

LOUNGE

16'6" x 10'9" (5.05 x 3.30)

To front aspect, with feature panelled wall and double doors opening into the kitchen diner.

KITCHEN DINER

23'8" x 9'3" (7.23 x 2.82)

A full width kitchen diner featuring a range of neutral shaker style units, contrasting work tops inset with a resin sink, built-in oven/grill, gas hob with extractor over, integrated dishwasher, and plumbing for a washing machine. Two rear aspect windows. Dining area with feature panelled wall, and double doors opening into the sun room.

SUN ROOM

12'0" x 10'2" (3.67 x 3.12)

Additional living space overlooking the rear garden. With French doors opening onto the patio area.

FIRST FLOOR LANDING

With a side aspect window, storage/airing cupboard and access to the loft.

BEDROOM 1

13'4" x 11'8" (4.08 x 3.57)

Master bedroom to front aspect, with built-in mirror fronted wardrobes.

EN-SUITE SHOWER ROOM

7'4" x 5'8" (2.25 x 1.74)

Fitted with a vanity sink unit, wc and recessed shower enclosure. Heated towel rail. Obscure glazed window.

BEDROOM 2

11'8" x 9'5" (3.58 x 2.88)

To front aspect, with mirrored fitted wardrobes.

BEDROOM 3

9'6" x 8'2" (2.91 x 2.51)

To rear aspect.

BEDROOM 4

9'5" x 8'0" (2.89 x 2.45)

To rear aspect.

BATHROOM

6'11" x 5'7" (2.12 x 1.71)

Fitted with a vanity sink unit, wc and panelled bath with shower attachment. Heated towel rail. Obscure glazed window.

OUTSIDE

Set in a cul de sac, the property stands open plan to the front with lawn and a block paved double width driveway having access to the integral garage. The rear garden is mainly laid to lawn with a paved patio.

GARAGE

An integral garage with an up and over door, power/light and housing the gas central heating boiler.

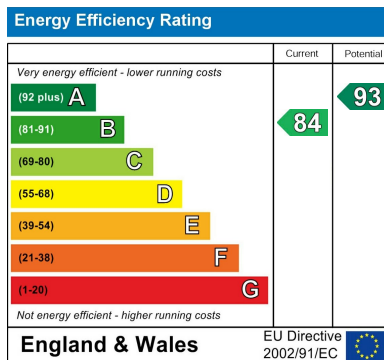
COUNCIL TAX BAND

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TENURE

Freehold





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

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