



**42 Forest Way, Humberston, North East Lincolnshire, DN36 4HQ**  
**£230,000**



## Key Features:

- Three Bedroom Semi Detached Property
- Highly Popular Residential Location
- Spacious Living Room & Conservatory
- Downstairs WC
- Driveway Parking & Detached Garage
- Overlooking Open Fields To The Rear
- Ideal First Time Purchase
- Excellent School Catchment
- No Forward Chain

A three bedroom semi detached home situated in this ever popular residential area of Humberston, with easy access to Cleethorpes seafront. Offered for sale with no forward chain, the accommodation includes; an entrance hall, lounge/dining room, conservatory, kitchen, downstairs wc, and to the first floor are three bedrooms and a bathroom. Gardens to the front and rear, driveway parking and detached garage/workshop.





### ENTRANCE HALL

14'9" x 8'0" (4.51 x 2.44)

Accessed via a uPVC front entrance door. With staircase to the first floor.

### WC

6'5" x 2'5" (1.96 x 0.75)

With wc and front aspect window.

### LOUNGE/DINING ROOM

23'9" x 11'10" (7.25 x 3.62 )

Measured at maximum width

With fireplace incorporating a coal effect gas fire, front aspect bow window and patio doors leading into the conservatory.

### CONSERVATORY

10'5" x 9'4" (3.19 x 2.85)

Additional living space overlooking the rear garden. With travertine tiled floor.

### KITCHEN

12'10" x 9'1" (3.92 x 2.78)

With fitted wall and base units, slot-in cooker, plumbing for a washing machine and space for further appliances. Serving hatch to dining room. Wall mounted gas central heating boiler - installed 2021. Rear aspect window, and access to the side of the property.

### FIRST FLOOR LANDING

With a built-in storage cupboard and access to the loft via a drop down ladder. Side aspect window.

### BEDROOM 1

16'9" x 9'5" (5.13 x 2.89)

To front aspect, with a built-in storage cupboard.

### BEDROOM 2

12'9" x 9'10" (3.89 x 3.00)

A second double bedroom, to rear aspect.

### BEDROOM 3

9'4" x 6'10" (2.86 x 2.10)

To rear aspect.

### BATHROOM

7'7" x 5'6" (2.33 x 1.68)

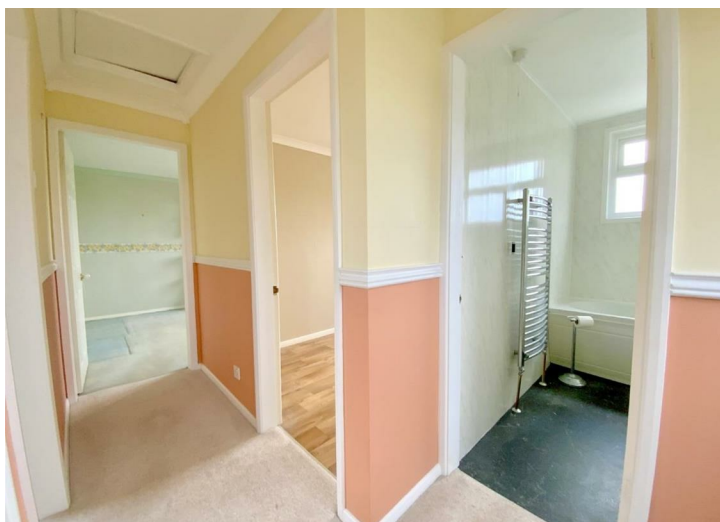
Fitted with a pedestal basin, wc, and panelled bath with overhead shower. Heated towel rail.

### OUTSIDE

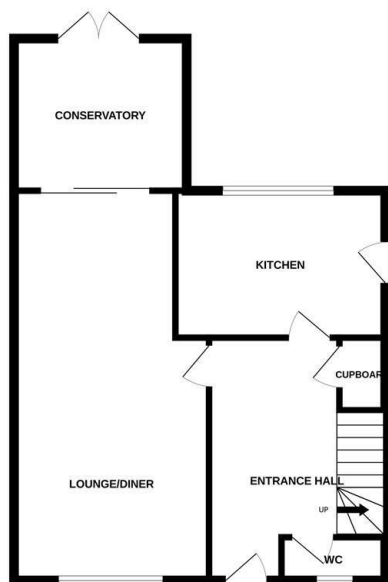
The property stands in low maintenance gardens mainly laid to gravelled stone. With driveway leading to the detached brick garage/workshop.

### TENURE

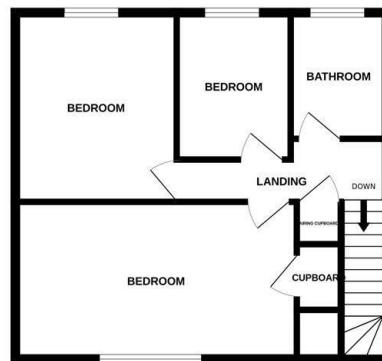
Freehold



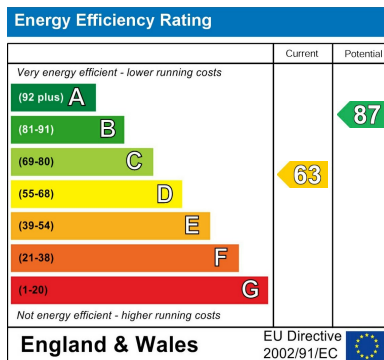
GROUND FLOOR



1ST FLOOR



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 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.  
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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.

## DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS

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