

**53 Parklands Avenue, Humberston, North East Lincolnshire, DN36 4FY**  
**£169,500**



## Key Features:

- Three Storey End-Link Home
- Millennium Farm - Humberston
- Immaculately Presented
- Open Plan Living/Dining Kitchen
- Downstairs Cloaks/WC
- Three Bedrooms
- Spacious Dual Aspect Top Floor Bedroom
- Modern Bathroom
- Off Road Parking
- Enclosed Lawned Rear Garden

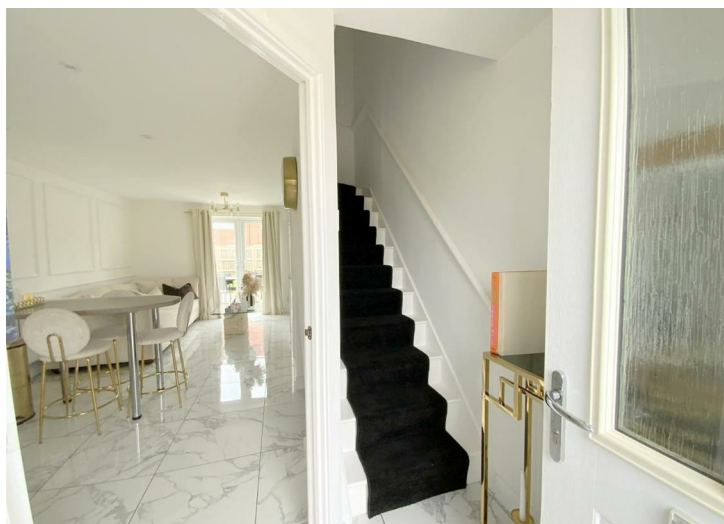
Situated on the popular Millennium Farm development, found off Humberston Avenue, this attractive three storey end-link home offers smart, contemporary living with well-planned accommodation, off road parking, and lawned garden to the rear.

Built in 2020, the property features a modern finish throughout, ideal for first time buyers, young professionals, or young families, all immaculately presented and ready to move straight into.

The accommodation offers a sociable open plan living/dining kitchen with French doors opening onto the rear garden, a handy downstairs cloakroom, and two bedrooms to the first floor along with a family bathroom. The top floor is dedicated to a spacious main bedroom with dual aspect Velux windows.

Set in the highly regarded village of Humberston, the property is located a short distance from local amenities, schools, and easy access to Cleethorpes Seafront.

A superb opportunity for buyers seeking a low-maintenance, stylish home in a well-connected modern development. Viewing Highly Recommended.



## ENTRANCE HALL

Accessed via a uPVC front entrance door. With staircase to the first floor, and marble effect porcelain tiled floor continuing through to:-

## LIVING/DINING KITCHEN

22'0" x 12'2" (6.72 x 3.71)

Fitted with a range of white gloss units, and contrasting worktops incorporating a breakfast bar. Built-in oven, induction hob with extractor over, integrated fridge/freezer and washing machine. Unit housing the gas central heating boiler. Front aspect window. Understairs storage recess. Sitting area with feature panelled wall and French doors opening onto the rear garden.

## CLOAKROOM

4'10" x 2'7" (1.49 x 0.81)

Fitted with a pedestal hand basin and wc.

## FIRST FLOOR

### BEDROOM 2

12'1" x 7'9" (3.70 x 2.37)

A double bedroom to rear aspect.

### BEDROOM 3

7'6" x 6'0" (2.30 x 1.83)

plus storage recess.

To front aspect.

## BATHROOM

5'11" x 5'5" (1.81 x 1.67)

Fitted with a pedestal basin, wc, and panelled bath with overhead shower. Tiled splashbacks and floor.

## SECOND FLOOR LANDING

With a built-in storage cupboard.

### BEDROOM 1

19'3" x 9'1" (5.87 x 2.77)

A full length main bedroom, with feature panelled wall, and dual aspect Velux windows.

## OUTSIDE

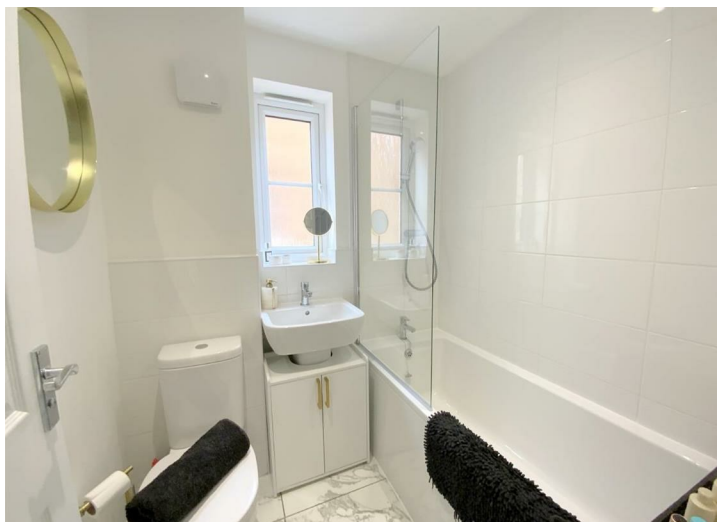
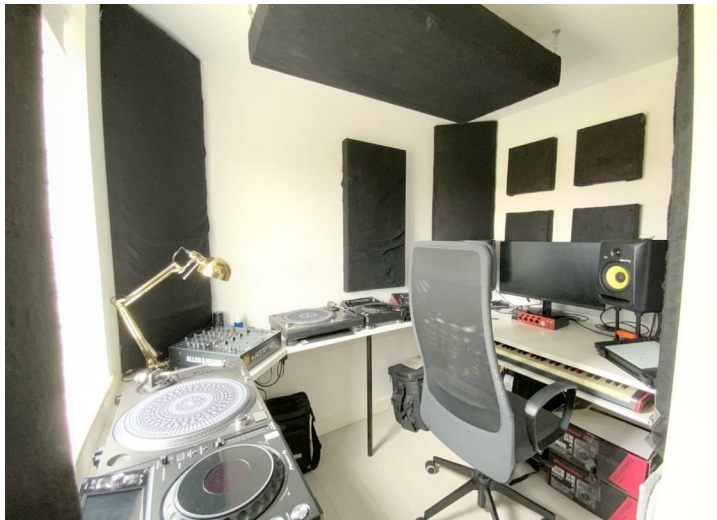
The property stands open plan to the front, with off road parking space, and gated rear access. The rear garden is enclosed by fencing to the boundaries, and mainly laid to lawn and paved patio.

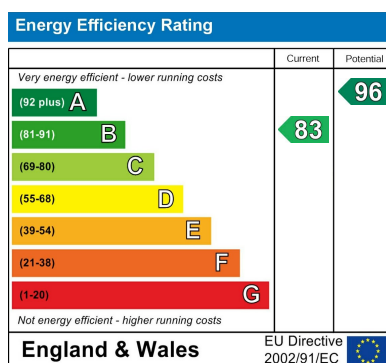
## TENURE

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

