



57 Eagle Drive, Humberston, North East Lincolnshire, DN36 4ZL
£200,000

Key Features:

- Modern Three Storey Town House
- Highly Popular Humberston Development
- Upgraded From The Original Specification
- FOUR Good Sized Bedrooms
- Excellent School Catchment
- Ideal First Time Buy/Family Home
- Low Maintenance Garden & Off Road Parking
- Builders Warranty Remaining

Located on the popular Millenium Farm development, off Humberston Avenue, this modern FOUR bedroom end link property, built in 2022, is offered with the majority of its new build warranty in place.

Ideal for first time buyers, investors, or families, the property is in close proximity to excellent local schools, and just a short drive from Cleethorpes Seafront. Arranged over three floors, the accommodation comprises:- a living room, kitchen diner, downstairs cloaks/wc, and to the first floor are two bedrooms and a family bathroom. The top floor offers two further bedrooms which were originally one larger bedroom and could easily be reverted if desired. Outside, there is off road parking to the front, and an enclosed low maintenance garden at the rear.



LIVING ROOM

15'0" x 11'10" (4.59 x 3.62)

Front entrance to the property leads directly into the living room. With a front aspect window, feature panelled wall, built-in storage cupboard, and grey wood effect laminate flooring.

INNER HALLWAY

With staircase to the first floor, and wood effect tiled floor.

CLOAKROOM

4'2" x 3'4" (1.29 x 1.03)

Fitted with a pedestal hand basin and WC.

KITCHEN DINER

11'9" x 7'7" (3.60 x 2.32)

Fitted with white gloss wall and base units and upgraded Quartz work surfaces incorporating an undermounted stainless steel sink. Built-in oven and ceramic hob, integrated washing machine and fridge/freezer. Unit housing the gas central heating boiler. Continued tiled floor. Rear aspect window and French doors opening onto the rear garden.

FIRST FLOOR

BEDROOM 1

11'10" x 8'8" (3.62 x 2.66)

To front aspect, with a fitted wardrobe.

BEDROOM 2

11'10" x 8'8" (3.62 x 2.66)

To rear aspect.

BATHROOM

7'10" x 5'6" (2.39 x 1.69)

Fitted with a pedestal basin, WC, and panelled bath with overhead rainfall shower. Heated towel rail. Obscure glazed window.

SECOND FLOOR

BEDROOM 3

9'8" x 8'4" (2.96 x 2.56)

With a rear aspect Velux window, and a built-in wardrobe.

BEDROOM 4

9'4" x 8'4" (2.85 x 2.56)

With front aspect Velux windows.

OUTSIDE

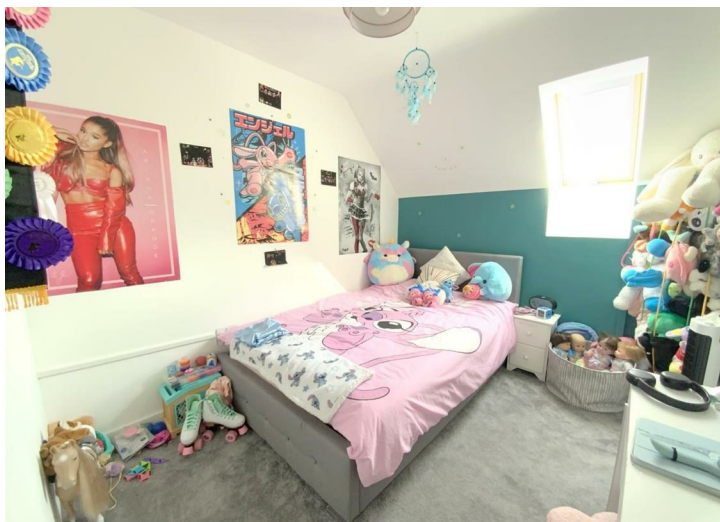
The front of the property is open plan providing 1-2 parking spaces and gated side access to the rear. The rear garden is landscaped featuring a porcelain tiled patio area, artificial lawn, and summer house ideal for a hot tub, with adjoining store.

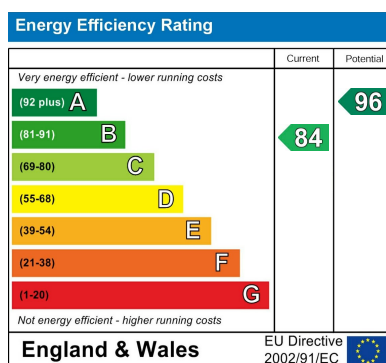
TENURE

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