



1 Fairway Drive, Humberston, North East Lincolnshire, DN36 4ZQ
£230,000

Key Features:

- Detached Three Bedroom Home Built in 2021
- Upgraded With New Kitchen & Bathroom
- Two Reception Rooms
- Open Plan Kitchen Diner & Sunroom
- Main Bedroom With En Suite
- Ample Off Road Parking
- Garden Room
- Popular School Catchment

This well presented three bedroom detached home offers modern living in a highly sought after location just off Humberston Avenue. Ideally placed for popular local schools and a wide range of amenities in nearby New Waltham.

Built in 2021, the property has since been upgraded with a new kitchen and bathroom, making it an attractive and ready-to-move-into family home. The accommodation comprises a front entrance porch leading into the lounge, a downstairs cloak/WC, and a second reception room created from the converted garage provides an ideal space for a snug or playroom. The kitchen diner is fitted with stylish units, complete with a full range of appliances, and open access to the sun room overlooking the rear garden.

Upstairs features a main bedroom with an en suite shower room, two further bedrooms and a well-appointed family bathroom.

Set in a pleasant corner position with an open outlook to the front, the property offers ample parking space, and a low maintenance rear garden featuring a versatile garden room - perfect for a small business, home office or sociable bar area.



ENTRANCE PORCH

Accessed via a composite front entrance door.

LOUNGE

16'2" x 10'3" (4.93 x 3.13)

A front aspect lounge, with feature media wall incorporating an electric fire.

SITTING ROOM

15'8" x 7'9" (4.79 x 2.37)

A versatile room to front aspect.

INNER HALLWAY

With staircase to the first floor.

CLOAKROOM

4'9" x 2'11" (1.46 x 0.91)

Fitted with a WC and hand basin.

KITCHEN

16'9" x 7'7" (5.11 x 2.32)

Fitted with a range of shaker style units and Quartz stone worktops inset with a stainless-steel sink. Range cooker, fridge/freezer, integrated dishwasher, washing machine, and wine cooler.

SUN ROOM

10'2" x 8'5" (3.12 x 2.58)

Additional living space overlooking the rear garden, with access onto the patio.

FIRST FLOOR LANDING

With a built-in storage cupboard, and access to the loft.

BEDROOM 1

14'2" x 9'7" (4.32 x 2.93)

To front aspect.

EN-SUITE

6'11" x 6'11" (2.13 x 2.11)

Fitted with a shower enclosure, pedestal basin and WC.

BEDROOM 2

11'2" x 8'8" (3.42 x 2.65)

A second double bedroom, to rear aspect.

BEDROOM 3

8'1" x 7'10" (2.47 x 2.41)

To rear aspect, with built-in wardrobes.

BATHROOM

8'8" x 5'6" (2.65 x 1.69)

Fitted with a vanity unit, WC, and panelled bath with shower attachment.

OUTSIDE

The rear garden has been designed for low maintenance and features Indian sandstone paving, artificial lawn and a seating area with pergola, creating a perfect space for relaxing or entertaining. A versatile garden room with electrics offers an ideal space for a home office, small business, gym, or social area, while a shed provides additional storage.

To the front, the property enjoys an open plan aspect with ample driveway parking.

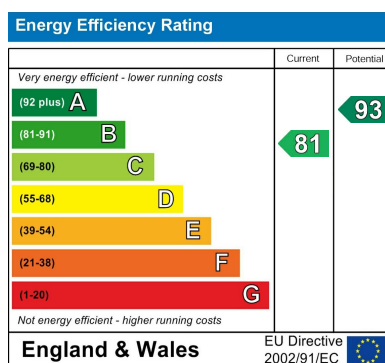
TENURE

Freehold

COUNCIL TAX BAND

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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.

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