



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

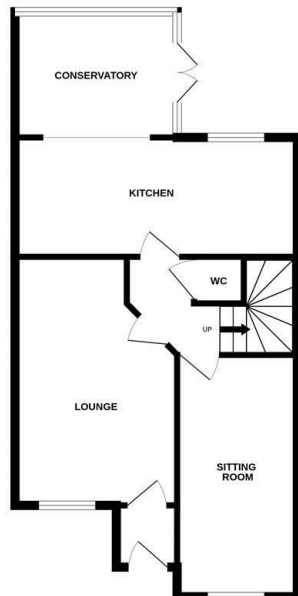
Freehold

COUNCIL TAX BAND

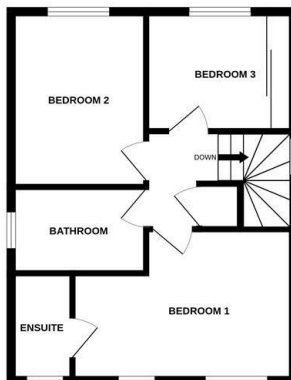
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GROUND FLOOR
572 sq.ft. (53.2 sq.m.) approx.

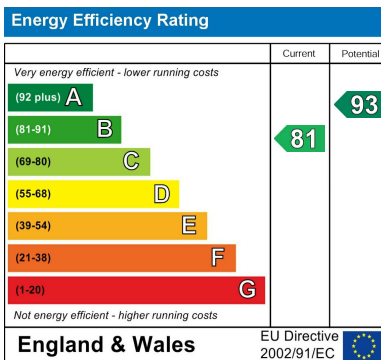


1ST FLOOR
429 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA: 1001 sq.ft. (93.0 sq.m.) approx.

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. Made with Metagor 12/2023



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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