

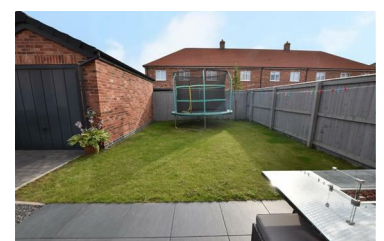


26 Fritillary Drive Healing, North East Lincolnshire DN41 7AH

We are delighted to present a beautifully designed three bedroom end link family home with detached garage, located in the sought after village of Healing close to all local amenities, highly regarded schools and the Humber Bank motorway links. Stunning open plan modern kitchen-dining with double doors leading to the lounge, utility/cloakroom and to the first floor master bedroom with en suite shower room, two further bedrooms and family bathroom. Open plan front garden with driveway leading to detached garage and generous rear garden. Viewing is highly recommended.

£230,000

- STUNNING SPECIFICATION
- THREE BEDROOM END LINK HOUSE
- KITCHEN DINER
- LOUNGE
- UTILIT/CLOAKROOM
- MASTER WITH EN SUITE SHOWER ROOM
- FAMILY BATHROOM
- FRONT & REAR GARDENS
- DRIVEWAY FOR UPTO FIVE VEHICLES
- DETACHED GARAGE



DRAFT DETAILS

PLEASE NOTE THESE ARE DRAFT PARTICULARS AWAITING FINAL APPROVAL FROM THE VENDOR, THEREFORE THE CONTENTS HEREIN MAY BE SUBJECT TO CHANGE AND MUST NOT BE RELIED UPON AS AN ENTIRELY ACCURATE DESCRIPTION OF THE PROPERTY.

DIRECTIONS

Approached from Grimsby via the B1210 proceeding through the village towards Stallingborough. After passing Wisteria Drive & Hornbeam Drive take the next turning right into Clover Lane where the sales office can be found.

ACCOMMODATION

MEASUREMENTS

All measurements are approximate.

GROUND FLOOR

ENTRANCE

Accessed via a modern composite door.



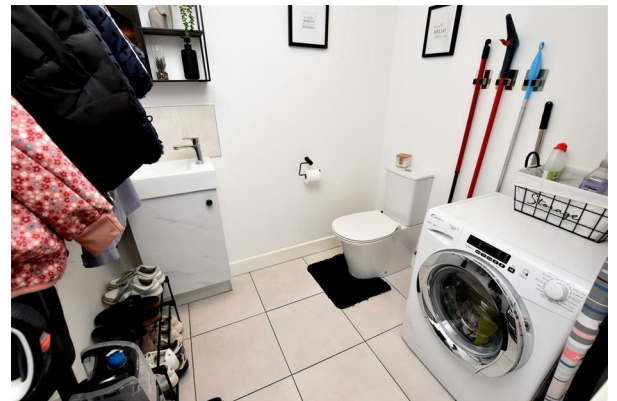
HALLWAY

The welcoming hallway features carpeted flooring with carpeted stairs leading to the first floor, open white wooden spindle balustrade with storage beneath, modern strip lighting and black Oak connecting doors.



UTILITY/CLOAKROOM WC

This useful utility/cloakroom benefits from a white two piece suite comprising of; Low flush wc and vanity unit with rectangular sink above, plumbing for an automatic washing machine and finished with tiled flooring and under floor heating.



LOUNGE (REAR)

17'8" x 10'11" (5.39 x 3.35)

To the rear of the property with uPVC double glazed French door and window overlooking the garden with fitted blinds, down light and feature picture rail lights, carpeted flooring and under floor heating.



LOUNGE

Additional Photograph



LOUNGE

Additional Photograph



DINING KITCHEN

18'5" x 10'8" (5.62 x 3.27)

The modern kitchen diner benefits from a large range of grey front wall and base units with contrasting worksurfaces, composite sink and drainer, Neff induction hob with extractor hood above and one and a half Neff fan assisted ovens, dishwasher and ample space for an American fridge freezer. Finished with floor to ceiling uPVC double Glazed bay window with fitted blinds, down lights to the ceiling, wood effect vinyl flooring and under floor heating. Double black Oak doors leading to the lounge.



DINING KITCHEN

Additional Photograph



DINING KITCHEN

Additional Photograph



DINING KITCHEN

Additional Photograph



DINING KITCHEN

Additional Photograph

FIRST FLOOR

LANDING

Having carpeted flooring, large airing cupboard providing ample storage, radiator and loft access to the ceiling.

BEDROOM ONE

12'1" min x 11'1" min (3.7 min x 3.4 min)

The master bedroom has a large uPVC double glazed window to the front aspect with fitted blinds, carpeted flooring, radiator and connecting door to the en suite shower room.



BEDROOM ONE

Additional Photograph



EN SUITE

6'3" x 4'5" (1.91 x 1.35)

The modern shower room benefits from a white three piece suite comprising of; Shower with glazed screen and tiled splashback, vanity hand wash basin with storage beneath and low flush wc with hidden cistern, finished with tiled splashbacks, tiled effect vinyl flooring, heated towel rail, down lights to the ceiling and uPVC double glazed window to the front aspect.



BEDROOM TWO

11'0" x max x 9'4" max (3.366 x max x 2.857 max)

The second double bedroom is to the rear of the property with a uPVC double glazed window with fitted blinds, carpeted flooring and radiator.



BEDROOM THREE

10'5" x max x 8'6" max (3.185 x max x 2.596 max)

The third bedroom is a good size and has a uPVC double glazed window to the rear aspect with fitted blinds, carpeted flooring and radiator.



FAMILY BATHROOM

7'3" x 5'6" (2.23 x 1.7)

The family bathroom benefits from a white three piece suite comprising of; Bath with shower over, counter top hand wash basin with floating storage unit beneath and low flush wc.; Finished with tiled splashbacks, tiled effect vinyl flooring, down lights to the ceiling, heated towel rail and uPVC double glazed window to the rear.



OUTSIDE

Front and rear gardens with off road parking.

GARDENS

The property sits with an open plan front garden which is laid to lawn, paved driveway with double wooden gates leading to the further driveway which provides ample off road parking for at least five vehicles and then leads to the detached garage and rear garden. The rear garden is mainly laid to lawn with fenced boundaries and paved patio area.



GARDENS

Additional Photograph



GARDENS

Additional Photograph



GARDENS

Additional Photograph



GARDENS

Additional Photograph



DETACHED BRICK GARAGE

Detached brick garage with up and over door to the front and fitted with electric and lighting.

SITE PLAN

TENURE - FREEHOLD

We are informed by the seller that the tenure of this property is Freehold, although there is an annual management fee for the upkeep of the communal areas. Confirmation / verification has been requested. Please consult us for further details.

VIEWING ARRANGEMENTS

Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

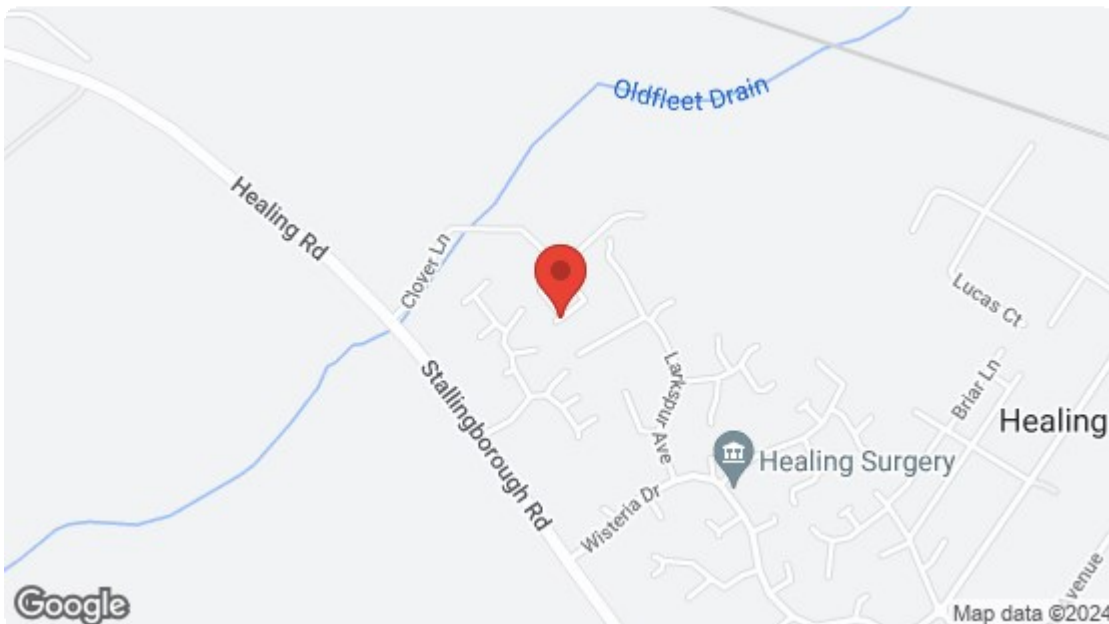
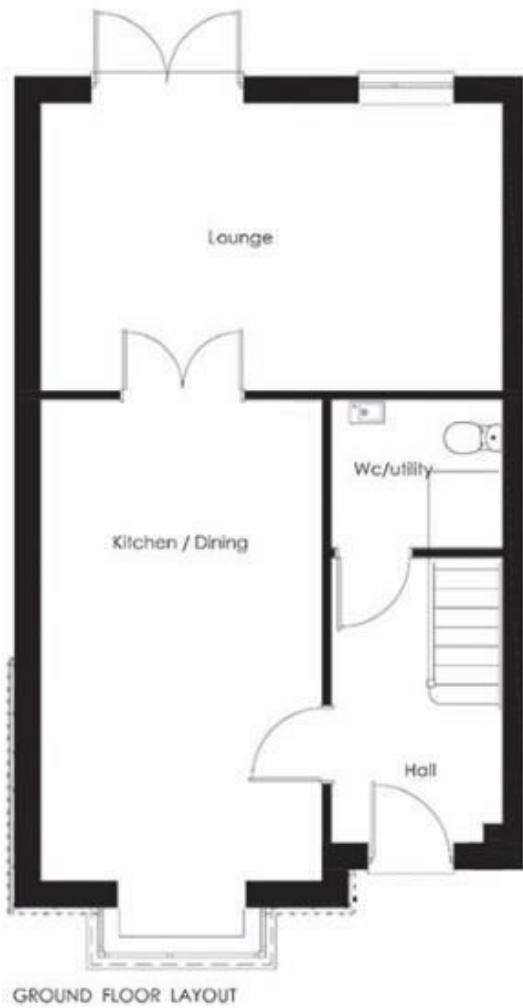
OPENING TIMES

Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm

COUNCIL TAX BAND & EPC RATING

Council Tax Band - B

EPC - B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firm's employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.