



## 8 The Rowans

Humberston, North East Lincolnshire DN36 4BN

We are delighted to offer for sale this contemporary designed Three Bedroom Semi Detached home situated on the award-winning 'Par 3' development off Humberston Avenue, built by Cyden homes in 2017. An ideal first time purchase or buy to let investment property with accommodation comprising; Entrance Hallway, Cloaks/WC, Kitchen Diner, rear Living Room and to the first floor Three good sized bedrooms, including Master Bedroom with En-Suite, and a family Bathroom. Boasting a South Facing Rear Garden, Driveway and Garage. Built to increased environmental standards, the property includes high performance wall/roof insulation, a high efficiency gas central heating system and aluminium framed double glazing. viewing is highly recommended offered for sale with NO FORWARD CHAIN.

**Chain Free £220,000**

- CONTEMPORARY SEMI DETACHED HOME
- IDEAL FIRST TIME BUY
- SPACIOUS KITCHEN DINER
- SOUTH FACING LIVING ROOM
- CLOAKS/WC
- THREE GOOD SIZE BEDROOMS
- MASTER WITH EN SUITE SHOWER ROOM
- FAMILY BATHROOM
- GARAGE
- NO FORWARD CHAIN



## ACCOMMODATION

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## MEASUREMENTS

All measurements are approximate.

## GROUND FLOOR

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### ENTRANCE

Accessed via a composite door with top light above leading into the hallway.

### HALLWAY

The contemporary hallway has tiled flooring and carpeted stairs leading to the first floor with modern wall lighting and radiator.



### CLOAKS/WC

7'4" x 4'9" (2.25 x 1.46)

Benefitting from a white two piece suite set within a white combination unit providing storage, tiled splashback and matching wall cupboard housing the boiler. Finished with modern lighting, heated towel rail and tiled flooring.



### KITCHEN/BREAKFAST ROOM

13'4" x 10'9" (4.07 x 3.29)

The kitchen is fitted with modern sleek wall and base units with contrasting worksurfaces, tiled splashbacks and up stands incorporating a composite sink and drainer. Built in one and half Neff electric ovens with gas hob and stainless steel chimney style extractor hood, integrated fridge freezer and space for an automatic washing machine. Finished with a large uPVC double glazed window to the front aspect, modern wall lighting, radiator, tiled flooring and double wooden doors leading to the living room. Ample room for a family dining table.



### KITCHEN/BREAKFAST ROOM



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## KITCHEN/BREAKFAST ROOM



## LIVING ROOM

18'8" x 14'0" (5.70 x 4.29)

A spacious full width rear living room with large feature windows and access to the rear garden. Two radiators, and continued tiled floor.



## LIVING ROOM





## LIVING ROOM



## LIVING ROOM



## FIRST FLOOR

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## FIRST FLOOR LANDING

Having continued carpeted flooring, radiator, airing cupboard and loft access to the ceiling.



## BEDROOM ONE (FRONT)

11'3" x 8'9" (3.44 x 2.68)

To the front aspect with a large window, carpeted flooring, modern wall light and radiator. Wall to wall modern fitted wardrobes, storage cupboard and door leading to the en suite shower room.



## BEDROOM ONE



## BEDROOM ONE



## EN SUITE SHOWER ROOM

7'4" x 4'1" (2.26 x 1.27)

Benefitting from a white three piece suite comprising of; Walk in shower with glazed screen and tiled splashbacks, hand wash basin and low flush wc set within a modern combination unit with storage, down lights to the ceiling, extractor fan, heated towel rail and wood effect vinyl flooring.



## BEDROOM TWO

11'7" x 9'2" (3.54 x 2.81)

The second double bedroom is to the rear with a large window, carpeted flooring, radiator and modern wall lighting.



### BEDROOM THREE

9'8" x 6'9" (2.97 x 2.07)

The third bedroom is again to the rear of the property with a large window, carpeted flooring, radiator and modern wall lighting.



### BATHROOM

7'4" x 6'7" (2.24 x 2.03)

The family bathroom benefits from a white three piece suite comprising of; Bath with shower over and glazed screen, modern combination unit housing a hand wash basin and low flush wc and handy storage. Finished with tiled splashback, down lights, extractor fan, heated rail and wood effect vinyl flooring.



### OUTSIDE



### THE GARDENS

The property sit with an open plan front garden, paved driveway leading to the garage and wooden side gate leading to the rear garden. The southerly facing rear garden has fenced boundaries and is mainly laid to lawn with a covered veranda with composite decked patio area.



### BRICK GARAGE

Having an up and over door and fitted with electric and lighting.

### TENURE - FREEHOLD

We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

### MANAGEMENT FEE

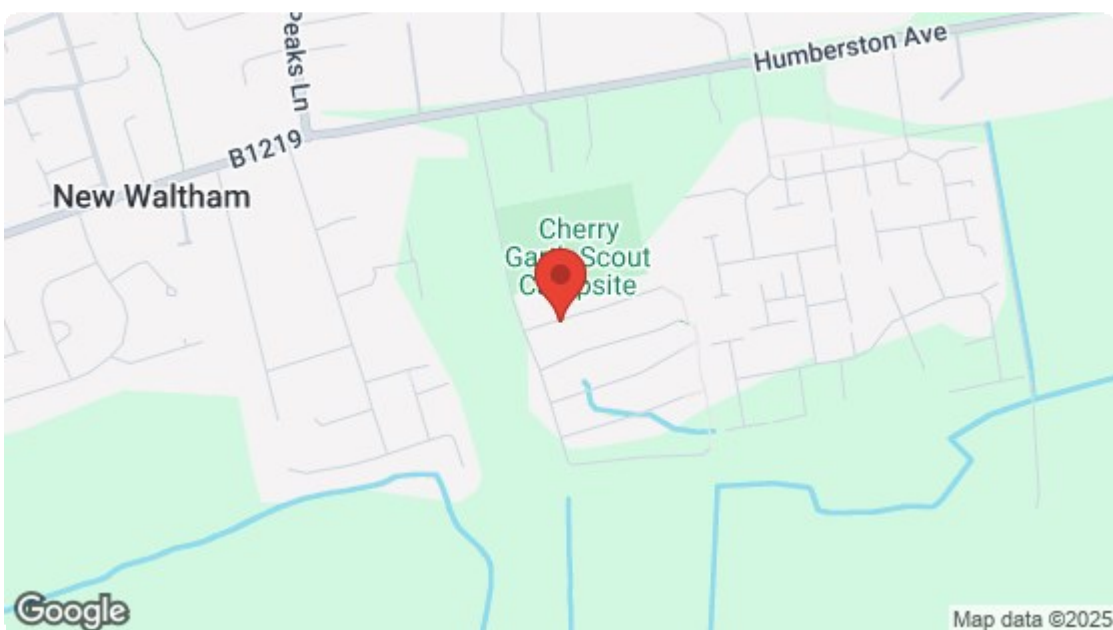
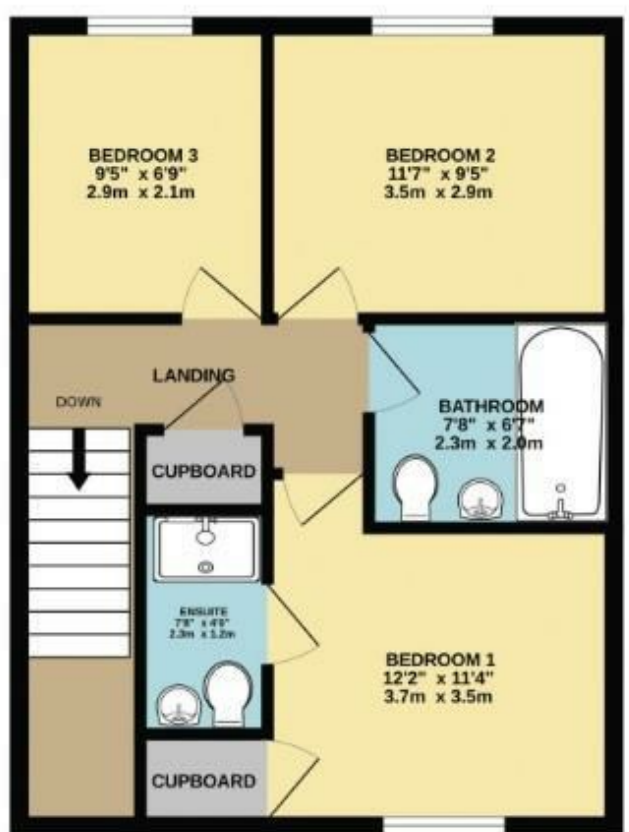
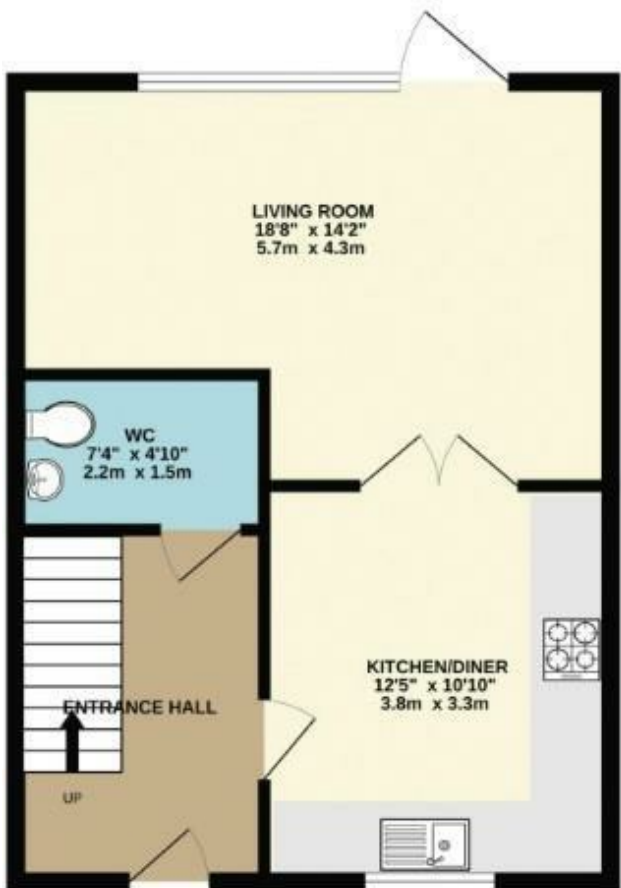
### VIEWING ARRANGEMENTS

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





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	86	87
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> 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 firms 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.