



CROFTS ESTATE AGENTS

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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



60 Fairway Drive
Humberston
DN36 4ZQ

Offers in the Region
Of £438,000

Crofts estate agents are delighted to be able to offer sale this superbly presented FOUR/FIVE bedroom detached family home which was built in 2019, occupying one of the largest plots and set within a small cul de sac of just three properties on this popular development off Humberston Avenue. This beautiful home has been upgraded by the current owners to create an immaculate ready-to-move-into home which enjoys a generous south facing rear garden and a large double garage. Beautifully presented throughout, this superb property needs to be viewed to truly appreciate the quality and style that is on offer. Briefly this lovely home comprises welcoming entrance hall, a dual aspect living room, study/office, lovely open plan kitchen/dining/family room, utility room and wc. To the first floor is a spacious galleried landing, a family bathroom and four bedrooms including a superb sized main bedroom featuring both an en suite bathroom and walk in wardrobe/dressing room, plus second and third bedrooms with connecting Jack and Jill shower room. Lovely rear garden with various patio areas, lawn and external light and power points.

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

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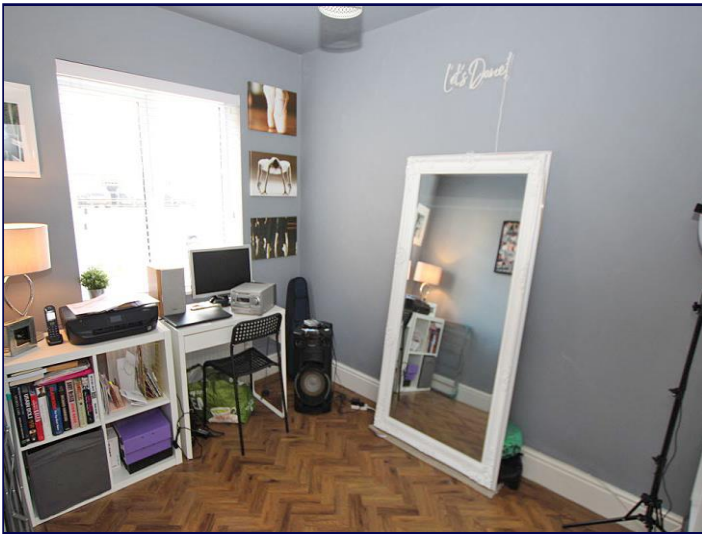
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Entrance Hallway

This lovely and welcoming hallway has a composite entry door. Central heating radiator. Storage cupboard. Staircase to the first floor.

Office/Playroom

11' 2" x 7' 6" (3.401m x 2.292m)

A versatile space that could be used as a home office/playroom or even a ground floor bedroom for those wishing to do so. uPVC double glazed window. Central heating radiator.

Living Room

15' 1" x 13' 6" (4.606m x 4.112m)

Attractively presented and with a feature and stylish panelled wall the main living room has a uPVC double glazed window to the front elevation and French door to the rear opening out to the garden and onto a sheltered decking area. Central heating radiator.

Kitchen/Dining/Living Room

21' 7" x 20' 9" (6.566m x 6.320m) L shaped maximum points

One of the great features to this lovely home has to be that of the open plan kitchen/dining/living space. Firstly the kitchen area which is fitted with a good complement of white gloss units and complimentary quartz work surfacing with inset with a one and a half bowl stainless steel sink. Integrated dishwasher and space to accommodate a range cooker with extractor over. Space for an American style fridge/freezer. Side aspect window. Opening to the

dining/living area offering more than ample space to accommodate a good sized dining area along with space for a family area to sit and relax. To the rear there is a uPVC double glazed window and double doors opening onto the rear garden. Central heating radiator and tiled floor with underfloor heating throughout. Down lighting.

Utility

6' 1" x 5' 4" (1.864m x 1.619m)

With plumbing for a washing machine and tumble dryer space with quartz worktop over. Continuation of the tiled floor with underfloor heating. Fitted extractor. Central heating radiator. Side aspect window. Doors leading into the double garage and w.c.

W.C

Fitted with a pedestal basin and close coupled wc. Central heating radiator. Continuation of the tiled floor with underfloor heating. Extractor.

First Floor Landing

Pleasantly presented, this well proportioned galleried styled landing and has a double glazed window. Loft access. Fitted storage cupboard.

Bedroom One Lobby

4' 0" x 8' 8" (1.223m x 2.634m)

Neutrally decorated and having doors to the walk in wardrobe/dressing room and ensuite bathroom. Central heating radiator. opening to the spacious main bedroom.

Bedroom One

15' 2" plus window recesses x 17' 4" (4.612m x 5.288m)

This spacious bedroom is attractively presented and has two uPVC double glazed windows to the front elevation with plantation shutters. Two central heating radiators.

Dressing Room

9' 3" x 8' 10" (2.826m x 2.700m)

This was previously a fifth bedroom and could easily be turned back into so for those wishing to do so. Currently though used as a walk in wardrobe/dressing room for the main bedroom with shelving and hanging rails to the sides. uPVC double glazed window to the front elevation. Central heating radiator.

Ensuite Bathroom

6' 11" x 5' 7" plus shower (2.105m x 1.714m)

With uPVC double glazed window, the bathroom is equipped with a close coupled w.c. pedestal wash hand basin, panelled bath and shower cubicle. Chrome effect central heating radiator. Splashback tiling. Down lighting. Fitted extractor.

Family Bathroom

5' 9" x 11' 9" into shower (1.762m x 3.594m)

Fitted with a pedestal wash hand basin, close coupled w.c. panelled bath and shower cubicle. Splash back tiling. uPVC double glazed window. Down lighting. fitted extractor. Chrome effect central heating radiator.

Bedroom Two

15' 3" x 10' 1" (4.641m x 3.082m)

A double bedroom with uPVC double glazed window to the front elevation. central heating radiator.

Jack and Jill Ensuite

4' 9" x 8' 7" into shower (1.441m x 2.624m)

With uPVC double glazed window the jack and jill ensuite services bedrooms two and three and is equipped with a close coupled w.c. pedestal wash hand basin and shower cubicle with electric shower. Splashback tiling. Chrome effect central heating towel radiator.

Bedroom Three

11' 1" x 10' 0" (3.390m x 3.044m)

uPVC double glazed window and having central heating radiator.

Bedroom Four

9' 4" x 10' 0" (2.851m x 3.049m)

The final of the double bedrooms has a uPVC double glazed window. Central heating radiator.

Garage

20' 2" x 17' 5" (6.159m x 5.318m)

With twin up and over doors to the front elevation and personal door leading from the utility room. Internal light and power points. Wall mounted Logic gas boiler.

Outside

Situated in the corner of this quiet cul de sac the front of the property is set open plan with lawn and a double width driveway in front of the integral garage. At both sides there is gated access to the generous sized southerly facing rear garden providing an excellent outdoor family and entertaining space. The rear garden is one of the main selling features to this lovely home and is predominantly lawned, with full width decking across the rear of the house including a sheltered patio/hot tub area. To one corner of the garden there is another corner decked area with pergola. Timber summer house. External lighting and power sockets.



Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation.
All interested parties are advised to make their own enquiries.

Services

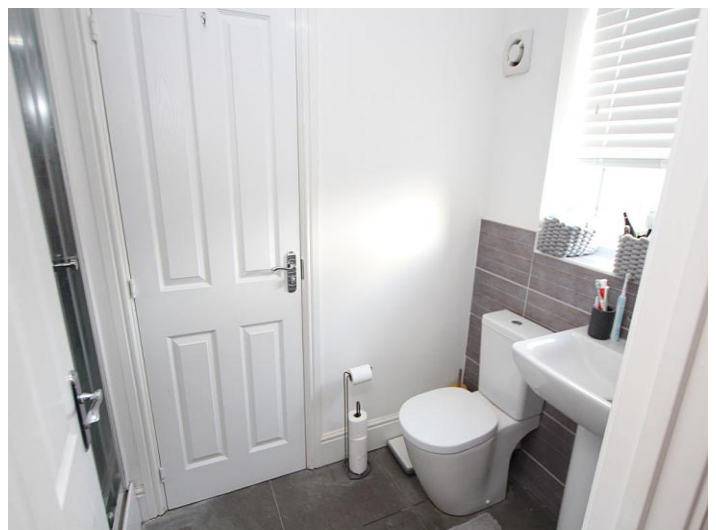
All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Viewings

Please contact the relevant marketing office and all viewings are strictly by appointment only please.

Council Tax Information

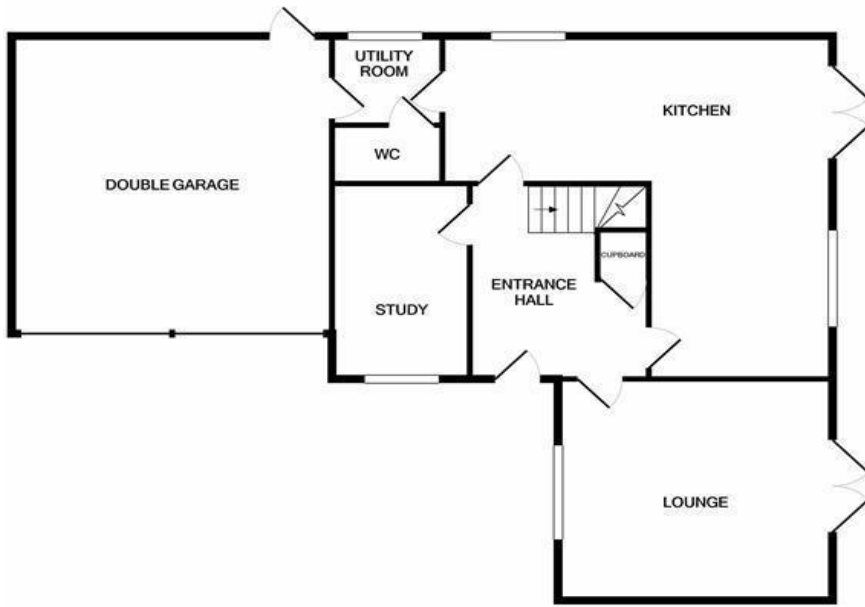
Band F: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti



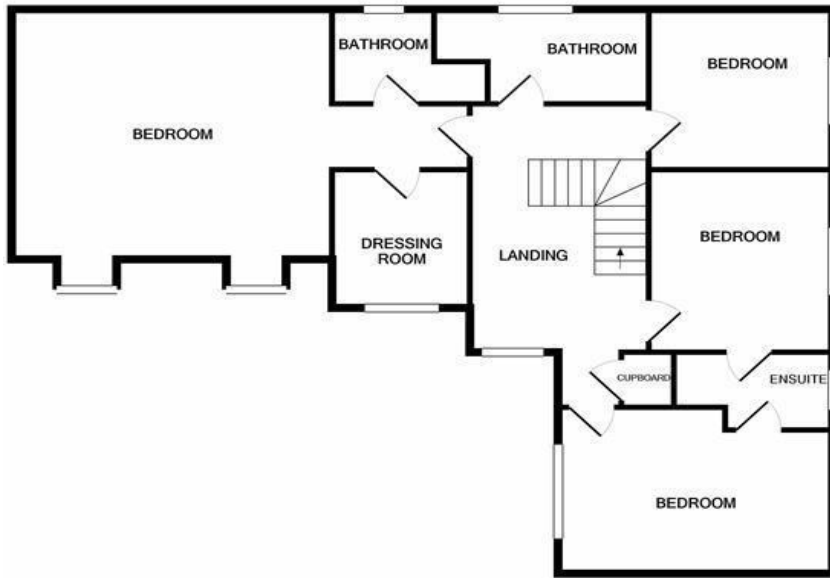


OPEN 7 DAYS A WEEK

Monday to Thursday 9am to 5.30pm (Tuesday opening 9.30am)
Friday 9am to 6.00pm
Saturday 9am to 3.00pm
Sunday 11am to 2.00pm (Louth & Immingham closed)



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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