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Links Drive

Humberston
DN36 4ZG

Offers in the Region Of £189,950

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Property Introduction

Located on Links Drive in Humberston, this beautifully presented three-bedroom semi-detached home, constructed in 2020, offers stylish and comfortable living throughout. The property enjoys excellent kerb appeal with a smart frontage and two private parking spaces. The ground floor features a welcoming entrance hall, a spacious lounge, and an impressive open-plan kitchen diner – perfect for family living and entertaining. The kitchen is fitted with modern units and integrated appliances, with French doors opening out to the rear garden. A convenient ground-floor WC completes the layout. Upstairs, there are three well-proportioned bedrooms, including a master with an en-suite shower room, plus a contemporary family bathroom. Each room is tastefully decorated and well maintained, making the home ready to move straight into. Outside, the rear garden offers a fantastic outdoor space, featuring both a decked area and a paved patio – ideal for relaxing or hosting summer gatherings. Situated in a popular and well-connected location within easy reach of local schools, shops, and transport links, this modern family home combines practicality with modern comfort and style – an ideal choice for first-time buyers, families, or those seeking a well-kept property in a sought-after area.

Entrance

Entering the property reveals a radiator and vinyl flooring.

WC

The WC has an opaque window to the front elevation, a radiator, vinyl flooring, a WC and a basin.

Lounge

14' 3" x 12' 1" (4.35m x 3.68m)

The lounge has a window to the front elevation, a radiator and a carpeted floor. There is also access to the under stairs cupboard.

Kitchen/Diner

8' 9" x 15' 4" (2.67m x 4.67m)

The kitchen-diner has a window and French doors to the rear elevation, a radiator and vinyl flooring. There is also a modern fitted kitchen with a one and a half sink and drainer and plumbing for both a washing machine and dish washer. There is also an electric oven and gas hob with an extractor over and space for a dining table and chairs.

First Floor Landing

The first floor landing has access to the loft, a built in cupboard and a carpeted floor.

Bedroom One

9' 5" x 9' 9" (2.87m x 2.97m)

Bedroom one has a window to the front elevation, a radiator and a carpeted floor.

En-suite

5' 10" x 5' 4" (1.77m x 1.62m)

The en-suite has an opaque window to the front elevation, a radiator and vinyl flooring. There is also a white suite with a WC, basin and a shower cubicle with a mains shower.

Bedroom Two

7' 7" x 9' 1" (2.32m x 2.77m)

Bedroom two has a window to the rear elevation, a radiator and a carpeted floor.

Bedroom Three

7' 7" x 5' 11" (2.32m x 1.81m)

Bedroom three has a window to the rear elevation, a radiator and a carpeted floor.

Bathroom

5' 11" x 5' 7" (1.81m x 1.69m)

The bathroom has an opaque window to the side elevation, a radiator and vinyl flooring. There is also a white suite with a WC, basin and a bath.

Outside

To the front there are two parking spaces and then a gate to the side reveals access to the rear garden. The rear garden is enclosed by perimeter fencing with a lawn and both a decked and patio area which are both ideal for alfresco dining.

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.

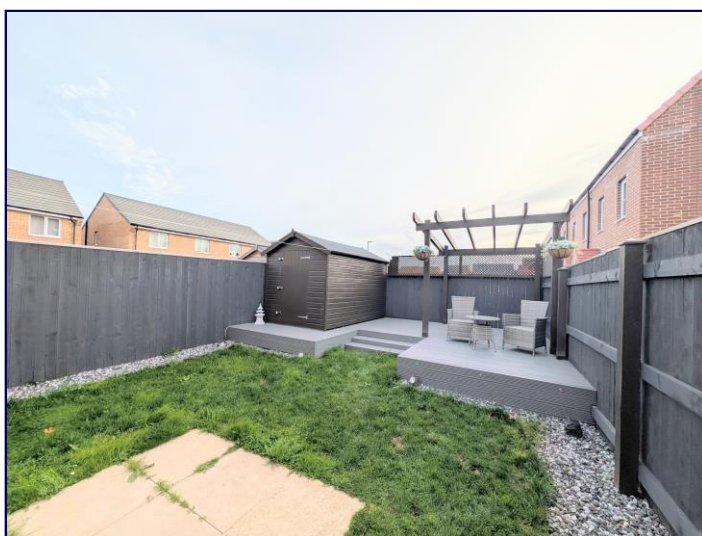
Broadband and Telecom Communications

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

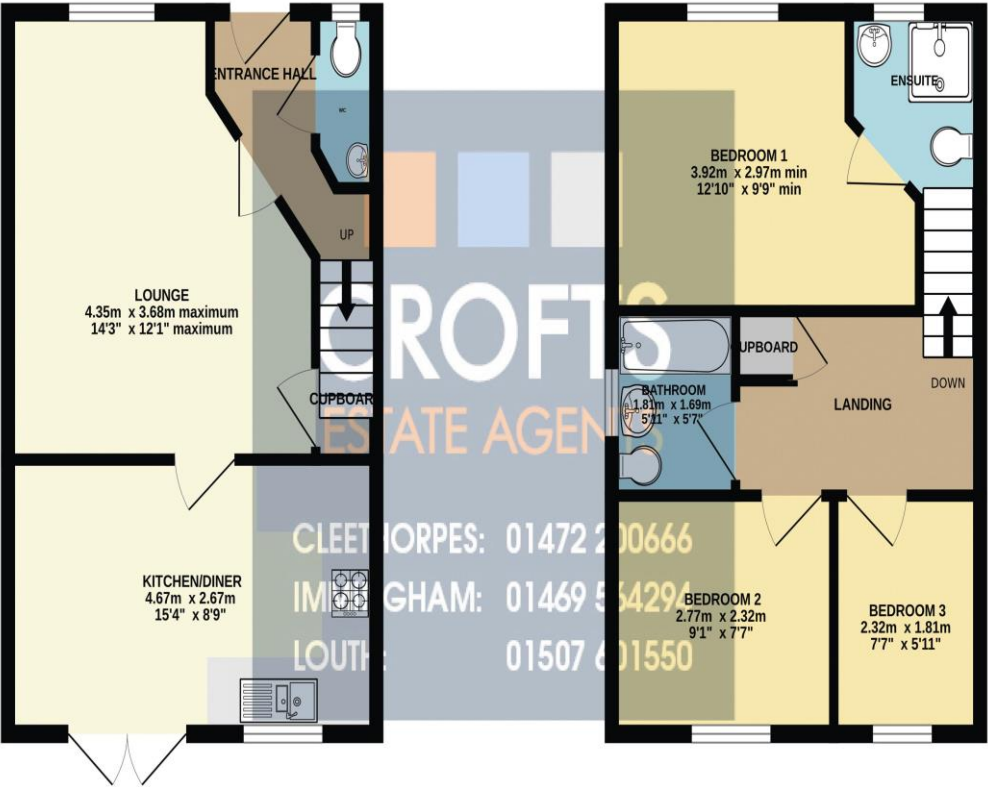
Viewings

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



GROUND FLOOR
33.0 sq.m. (355 sq.ft.) approx.

1ST FLOOR
33.0 sq.m. (355 sq.ft.) approx.



TOTAL FLOOR AREA : 65.9 sq.m. (709 sq.ft.) 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.

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Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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