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



Fairway Drive

Humberston
DN36 4ZQ

Offers in the Region of
£325,000

***Dream Homes for Growing Families!** We're thrilled to introduce this stunning **FIVE** bedroom detached family home, perfectly situated in a sought-after new development, just a stone's throw from Humberston Avenue. Built by renowned Persimmon Homes, this beautiful property boasts a tranquil setting, overlooking a picturesque green space. Inside, you'll discover a thoughtful layout, designed with families in mind. The ground floor features a spacious entrance hallway, living room, modern open-plan dining kitchen, utility room, and cloakroom. Upstairs, there are **FIVE** generous bedrooms, including a master with en-suite, and a family bathroom. Enjoy the benefits of gas central heating, uPVC double glazing, and plenty of natural light throughout. The property also features an integrated garage, ample off-road parking, and a sunny enclosed rear garden – perfect for family barbecues and outdoor adventures! Don't miss out on this incredible opportunity to create lifelong memories with your loved ones. Book your viewing today and make this house your dream home!

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Entrance Hallway

16' 6" x 6' 4" (5.033m x 1.943m)

Welcoming composite front door, stylishly finished. Features gas central heating and handy understairs storage. Stairs lead upstairs.

Living Room

15' 1" x 10' 6" (4.590m x 3.209m)

Beautifully presented, bright and airy living room with front-facing uPVC window and modern fireplace.

Kitchen/Diner

9' 10" x 21' 1" (2.994m x 6.436m)

Stunning modern open-plan dining kitchen with French doors and rear window flooding the space with light. Sleek white units with quartz worktops, inset stainless steel sink, and integrated oven with gas hob. Brushed steel extractor, ceiling spotlights, kickboard LED lighting, and gas central heating radiator complete the look.

Utility

6' 5" x 5' 5" (1.959m x 1.661m)

Having work surfacing with space beneath for a washing machine and tumble dryer. Wall mounted Ideal gas boiler. Composite entrance door. Gas central heating radiator. Fitted extractor.

Cloakroom

5' 5" x 3' 1" (1.661m x 0.931m)

uPVC double glazed window to the side elevation. Fitted with a pedestal wash hand basin and close coupled w.c. Gas central heating radiator.

First Floor Landing

Offering loft access and being pleasantly decorated.

Family Bathroom

5' 6" x 9' 3" (1.676m x 2.809m)

Stylish family bathroom featuring panelled bath with shower and screen, basin, and close-coupled WC. Includes splashback tiling, heated towel radiator, and side uPVC window for natural light and ventilation.

Bedroom One

13' 5" x 10' 7" (4.081m x 3.218m)

uPVC double glazed window to the front elevation. Gas central heating radiator. Door to the ensuite.

Ensuite to Bed One

4' 4" x 7' 7" (1.311m x 2.309m)

uPVC double glazed window to the front elevation. Fitted with a pedestal wash hand basin, close coupled w.c and a shower cubicle. Down lighting and extractor to the ceiling. Tiling to the wall and floor surfaces. Central heating radiator.

Bedroom Two

10' 8" x 11' 5" into wardrobes (3.241m x 3.486m)

With built in wardrobe and having uPVC double glazed window to the front elevation. Gas central heating radiator.

Bedroom Three

11' 9" x 10' 0" (3.581m x 3.038m)

uPVC double glazed window to the rear elevation. Gas central heating radiator.

Bedroom Four

10' 2" x 9' 3" (3.088m x 2.813m)

uPVC double glazed window to the rear elevation. Gas central heating radiator.

Bedroom Five

6' 9" x 7' 1" (2.049m x 2.171m)

uPVC double glazed window to the rear elevation. Gas central heating radiator.

Outside and Garage

Open-plan front garden with double-width driveway plus additional private parking space. Integrated garage with up-and-over door, lighting, and power sockets. Sunny rear garden with lawn, patio, fenced boundary, and charming pergola for outdoor relaxation.

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, all viewings are strictly by appointment only please.

Council Tax Information

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

Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

Mortgage and Financial Advice

With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



GROUND FLOOR
63.2 sq.m. (680 sq.ft.) approx.

1ST FLOOR
63.1 sq.m. (679 sq.ft.) approx.



TOTAL FLOOR AREA: 126.2 sq.m. (1359 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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