

Buy. Sell. Rent. Let.



Fritillary Drive, Healing



When it comes to  
property it must be





£329,950



**\*No Chain\*** Immaculate and spacious detached property in a charming village with upgraded fixtures, open-plan kitchen/diner, four bedrooms, and convenient amenities, perfect for families.

### Key Features

- Immaculate and spacious detached property
- New build development in charming village
- Driveway and garage for parking
- Stunning open-plan kitchen/diner
- Master bedroom with en-suite bathroom
- NHBC warranty for added assurance
- EPC rating B
- Tenure: Freehold





For sale with NO ONWARD CHAIN is this immaculate and spacious detached property, built in 2021 and located within a prestigious new build development within the ever charming village of Healing. This property is optimally placed with convenient public transport links, nearby reputable schools, and green spaces, all underpinned by a strong local community.

The house itself boasts an array of upgraded fixtures and fittings, and its condition is perfectly preserved, reinforcing the 'new build' feeling. One of the key features is the uPVC double glazing, ensuring energy efficiency, complemented by gas central heating. The property also benefits from a driveway and an attached garage, providing ample off-street parking.

On entering the property, you are greeted by a welcoming entrance hall with storage underneath the stairs and an ideal cloakroom off the hall offering a wc and sink. The property has two inviting reception rooms. The first, a lounge, is flooded with natural light from a large bay window and is enhanced with shadow lighting. The second reception room, a snug or family room, is stylishly presented and adjoins the kitchen/diner.

The stunning kitchen is the heart of the home. This open-plan space incorporates a diner and snug, making it the ideal place for families to gather. The kitchen is fitted with two ovens, an integrated washer, dishwasher, fridge freezer, and even a wine fridge. The centrepiece is a large island with breakfast bar seating, perfect for casual dining. Bifold doors open onto the garden, connecting indoor and outdoor living spaces, while a vaulted ceiling adds a touch of grandeur.

The property offers four bedrooms. The spacious master bedroom features built-in wardrobes and an exquisite en-suite shower room complete with a wc, sink with vanity, and a luxury shower. The second and third bedrooms are also generously sized doubles with built-in wardrobes in the second room. The fourth bedroom is spacious and can be utilised as per the family's needs.

The main bathroom is stylishly tiled and features a shower over the bath, a wc, and a floating sink with vanity.

With an EPC rating of 'B' and a council tax band 'E', this property is ideal for families. The remaining NHBC warranty provides an added layer of assurance. This property truly provides a perfect blend of village life with all the benefits of a new build home.

## Measurements

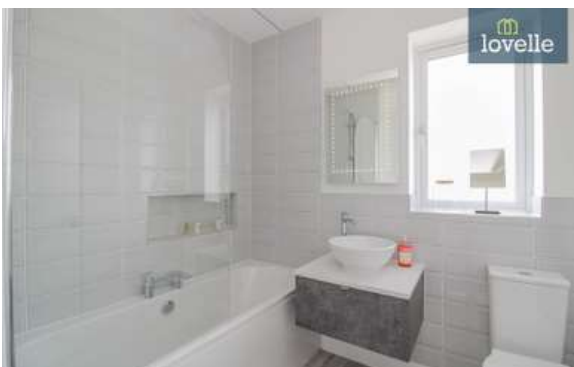
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- Hall 1.99m X 4.95m
- Lounge 5.96m X 3.25m
- Snug 3.52m X 2.63m
- Kitchen/Diner 6.87m X 3.35m
- Cloakroom 1.80m X 0.82m
- Bedroom 1 3.37m X 4.25m
- En-suite 2.29m X 1.97m
- Bedroom 2 3.88m X 3.76m
- Bedroom 3 3.32m X 2.81m
- Bedroom 4 3.30m X 2.85m
- Bathroom 2.23m X 1.55m

## Disclaimer

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

## Mobile and Broadband

It is advised that prospective purchasers visit <https://checker.ofcom.org.uk/> in order to review available wifi speeds and mobile connectivity at the property.





# THE AQUILA

A 4 BEDROOM HOME



When it comes to **property**  
it must be

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