

Buy. Sell. Rent. Let.



Eagle Drive, Humberston



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property it must be


lovelle



£259,950



Welcome to this modern detached house, completed in 2022 to an exceptionally high specification.

Key Features

- Desirable village location of Humberston
- Excellent Detached Family Home
- Built to a high standard in 2022
- Standing on a Larger than Average Plot
- Remainder of a 10-year guarantee.
- Lounge & Dining Kitchen
- Three Bedrooms
- En-suite & Bathroom
- Southerly Rear Garden
- Driveway & Detached Garage
- Viewing Highly Recommended
- EPC rating B
- Tenure: Freehold





Welcome to this modern detached house, completed in 2022 to an exceptionally high specification. Positioned on a generously sized plot, this home still benefits from the remainder of a 10-year guarantee. Located in the highly desirable village of Humberston, the property is ideally situated for a wide range of amenities, regular bus services, and is within the catchment area of well-regarded schools. Additionally, the seaside resort of Cleethorpes is just a short distance away, making this an ideal purchase for a variety of buyers.

The current owners have made several notable upgrades, including the installation of remote control LED lighting throughout the interior. The water system has been enhanced with a Culligan and Harveyarc water softener system, ensuring the highest quality water for the household.

The accommodation is in excellent condition, offering a welcoming entrance hall with understairs storage, a convenient WC with wash hand basin, and a spacious lounge. The dining kitchen features ample cabinetry and work surfaces, along with integrated appliances including an electric oven, gas hob, and extractor canopy. A utility room and additional storage cupboard further enhance the practicality of this home.

Upstairs, there are three generously sized bedrooms, with the master bedroom benefiting from an en-suite shower room. The family bathroom is well-appointed with a bath and shower over, wash hand basin, and low flush WC.

Externally, the property boasts a driveway leading to a detached garage at the front. A timber gate provides access to the southerly facing rear garden, which includes a large patio area perfect for al-fresco dining, as well as a lawn area currently in its early growth stage.

Early viewing is highly recommended to fully appreciate the quality and features of this superb home.

Entrance Hall

WC

1.66m x 0.99m (5'5" x 3'2")

Lounge

3.97m x 3.69m (13'0" x 12'1")

Kitchen/Dining Room

5.52m x 2.82m (18'1" x 9'4")

Utility Room

1.72m x 1.66m (5'7" x 5'5")

Storage Space

1.66m x 0.47m (5'5" x 1'6")

Landing

Master Bedroom

3.96m x 3.28m (13'0" x 10'10")

En-Suite

1.80m x 1.78m (5'11" x 5'10")

Bedroom

2.86m x 2.82m (9'5" x 9'4")

Bedroom

2.87m x 2.68m (9'5" x 8'10")

Family Bathroom

2.08m x 1.69m (6'10" x 5'6")

Council Tax Information

The Council Tax Band for this property is D. This information was obtained in June 2024 and is for guidance purposes only. Purchasers should be aware that the banding of the property could change if information is brought to light that makes it clear to the Valuation Office Agency that an error was made with the original allocation. Additionally, there may be circumstances when the Council Tax can be altered on change of ownership. All interested parties are advised to make their own enquiries. See www.gov.uk/council-tax-bands

Services

All mains services are led to be available or connected subject to the statutory regulations. We have not tested any heating systems, fixtures, appliances or services.

Mortgages And Solicitors

Lovelle Estate Agency and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee if you use their services.

Viewing

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01472 812250.

We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.



How To Make An Offer

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <https://www.lovelle.co.uk/privacy-policy/> and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

Energy Performance Information

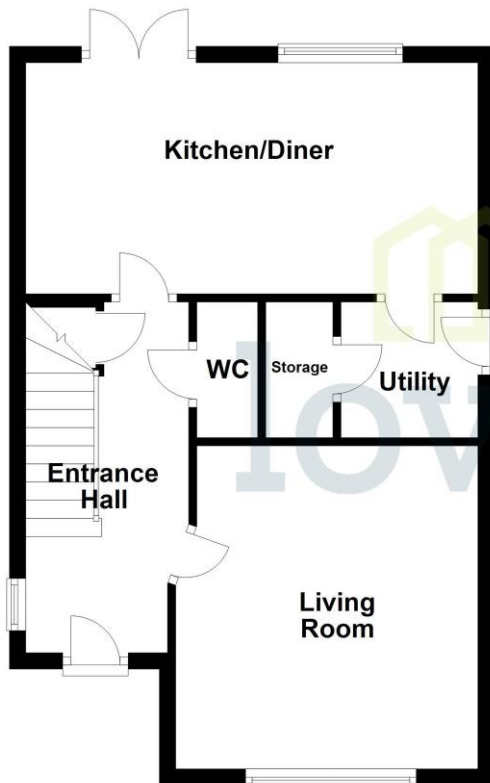
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

Agents Note

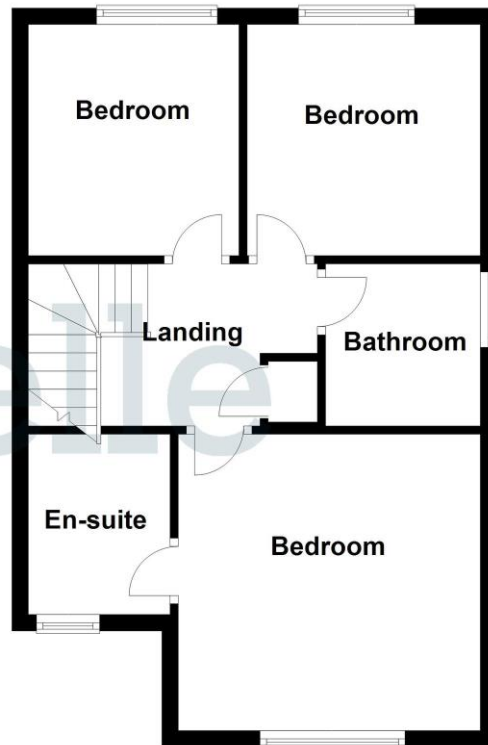
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Ground Floor



First Floor



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 95 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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