

Buy. Sell. Rent. Let.



Green Lane, Humberston



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When it comes to
property it must be


lovelle



Offers in excess of £139,950

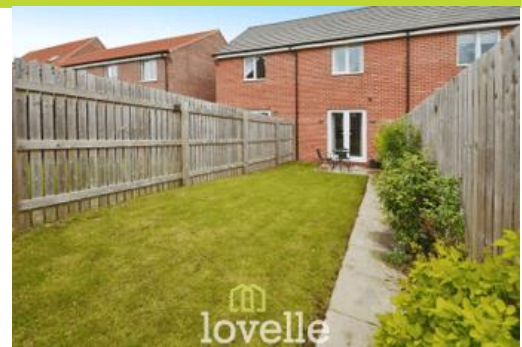


Discover your ideal starter home at Millennium Farm, just off Humberston Avenue, Humberston. This immaculate mid-link house, built in 2021, comes with the remainder of its guarantee and is ready for you to move in.

Key Features

- Perfect First Home
- Desirable Location
- Beautifully Presented
- Open Plan Living Kitchen
- Patio Doors to the Rear Garden
- Two Double Bedrooms
- Modern Bathroom Suite
- Off Road Parking
- Fully Boarded Loft with Ladder
- Tenure: Freehold





****ATTENTION FIRST-TIME BUYERS!****

Discover your ideal starter home at Millennium Farm, just off Humberston Avenue, Humberston. This immaculate mid-link house, built in 2021, comes with the remainder of its guarantee and is ready for you to move in.

Step through the composite door into the welcoming entrance hall, which leads to an inviting open-plan living kitchen. This modern space features contemporary fixtures and fittings, with French doors that flood the area with natural light and open onto the rear garden. The ground floor also includes a convenient WC.

Upstairs, you'll find two spacious double bedrooms and a stylish bathroom equipped with a white suite, including a bath with an overhead shower, a wash hand basin, and a low flush WC. In addition, the loft is also fully boarded and is accessed via pull down ladders.

With off-road parking, your vehicle will be secure. The enclosed rear garden is perfect for outdoor dining or relaxation, featuring a patio area directly adjacent to the house and beautifully landscaped borders filled with a variety of plants and flowers.

Schedule a viewing today to experience the charm of this property firsthand. Contact us now to make this your first home!

Entrance Hall

1.47m x 1.52m (4'10" x 5'0")

Open Plan Living Kitchen

6.74m x 3.71m (22'1" x 12'2")

WC

1.51m x 0.83m (5'0" x 2'8")

Landing

1.93m x 1.81m (6'4" x 5'11")

Bedroom

3.73m x 2.38m (12'2" x 7'10")

Bedroom

3.72m x 2.36m (12'2" x 7'8")

Bathroom

1.81m x 1.69m (5'11" x 5'6")

Council Tax

0.00m x 0.00m (0'0" x 0'0")

The Council Tax Band for this property is B. 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

0.00m x 0.00m (0'0" x 0'0")

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.

Mortgage & Solicitors

0.00m x 0.00m (0'0" x 0'0")

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

0.00m x 0.00m (0'0" x 0'0")

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

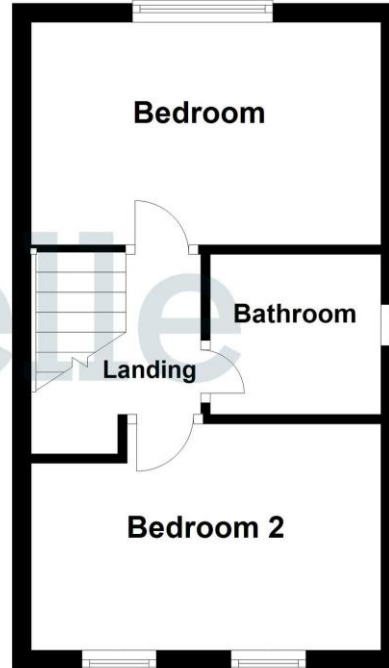
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If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal 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

Ground Floor



First Floor



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 99 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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