

Buy. Sell. Rent. Let.



Eagle Drive, Humberston



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property it must be


lovelle



£149,950



This immaculate semi detached home is located in a quiet spot in Millennium Farm, off Humberston Avenue. The property has been upgraded and enhanced throughout, and is ready to move straight into and being sold with no forwarding chain.

Key Features

- Upgraded and enhanced throughout
- Semi Detached House
- Ready to move straight into
- Open Plan Lounge/Kitchen
- Two Double Bedrooms
- Modern Bathroom
- Remainder NHBC builder Warranty
- No Chain
- EPC rating B & Tenure: Freehold





****ATTENTION FIRST TIME BUYERS****

This immaculate semi detached home is located in a quiet spot in Millennium Farm, off Humberston Avenue. The property has been upgraded and enhanced throughout, and is ready to move straight into. Being sold with no forwarding chain, the property is currently tenanted with the tenants due to vacate in March.

The accommodation briefly comprises:

- Entrance hall
- Open plan living kitchen with French doors to the rear garden
- Ground floor WC
- Two bedrooms
- Bathroom
- Off road parking
- Enclosed private rear garden

The property is presented to a high standard throughout, with stylish decor and modern fixtures and fittings. The open plan kitchen is the heart of the home, and is a great space for entertaining guests. The rear garden is enclosed and private, and is perfect for al fresco dining.

This property is a great find, and is sure to be snapped up quickly. Viewing is highly recommended.

Entrance Hall

Open Plan Living/Kitchen

6.78m x 3.7m (22'2" x 12'1")

Cloakroom

Landing

Bedroom One

3.73m x 2.34m (12'2" x 7'8")

Bedroom Two

3.7m x 2.3m (12'1" x 7'6")

Bathroom

1.78m x 1.68m (5'10" x 5'6")

Driveway

Location

Humberston is a sought after village with its ever popular Comprehensive School and a wide range of facilities including several public houses, supermarkets, newsagents etc. Regular bus services provide easy access to both Grimsby and Cleethorpes Town Centres, together with an abundance of leisure activities including the nearby Humberston Country Club with its golf course and Cleethorpes seafront.

Broadband

Standard 7 Mbps (download speed) 0.7 Mbps (upload speed) Superfast 33 Mbps (download speed) 7 Mbps (upload speed) Ultrafast 1000 Mbps (download speed) 110 Mbps (upload speed)

Council Tax Information

The Council Tax Band for this property is B. This information was obtained in January 2025 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.

Mortgage & 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.

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

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:-

They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property.

These particulars do not form part of any contract and must not be relied upon as statements or representation of fact.

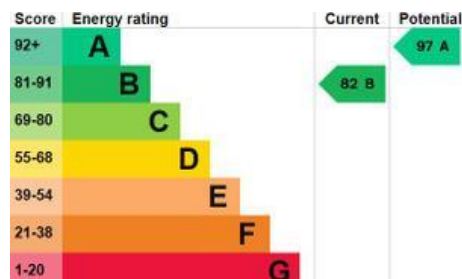
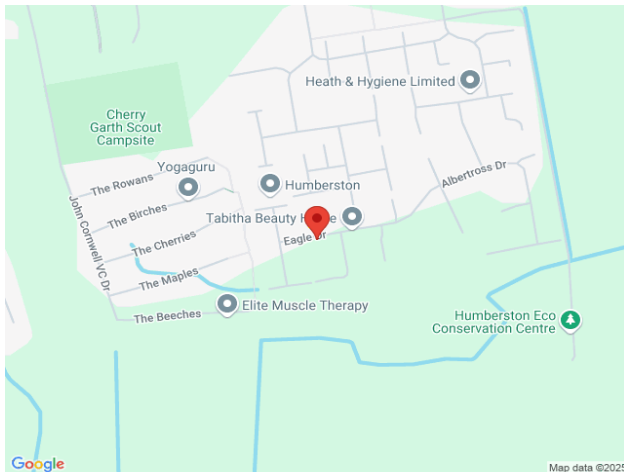
All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

Agents Note

Please be advised that the photos were taken while the property was owner-occupied. The property is currently tenanted, with the tenants due to vacate in March.



Ground Floor



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