



9 The Maples, Humberston, DN36 4BT
£245,000

Key Features:

- Modern Three Bedroom Semi Detached Home
- Highly Regarded Residential Location
- Immaculately Presented Throughout
- Spacious Rear Aspect Living Room
- Kitchen Diner
- Ground Floor Cloak/WC
- Three Good Sized Bedrooms
- En Suite Shower Room & Family Bathroom
- Landscaped Rear Garden
- Driveway Parking & Garage

A contemporary three bedroom semi-detached home, built by Cyden Homes in 2021 and occupying a pleasant position on the award-winning Par 3 development in Humberston. Immaculately presented throughout, the property has a particularly stylish finish, complemented by an immaculately landscaped rear garden.

The entrance hall provides access to a useful cloakroom/WC and the front aspect kitchen, fitted with neutral gloss units, quartz stone worktops and a range of integrated appliances including an oven/grill, gas hob and fridge/freezer. To the rear is a spacious full-width living room featuring a media wall with inset electric fire, while bi-folding doors open directly onto a sheltered patio area and the garden beyond.

Upstairs are three good sized bedrooms, including a generous main bedroom with fitted wardrobes and an en suite shower room. The second bedroom is also a double, while the versatile third bedroom would be equally suited to use as a dressing room or home office. A family bathroom serves the remaining bedrooms. Built with energy efficiency in mind, the property features high-performance wall and roof insulation, a high-efficiency gas central heating system and aluminium framed double glazing.

Outside, the rear garden has been immaculately landscaped for ease of maintenance, with artificial lawn and two patio areas. The sheltered patio immediately outside the bi-folding doors provides an excellent space for outdoor seating and dining, with a further patio positioned towards the rear of the garden. To the front, a lengthy block paved driveway provides ample off-road parking and access to the garage, with an EV charging point also installed.

Par 3 is a highly regarded development within Humberston, conveniently placed for a wide range of local amenities and schools, with Cleethorpes seafront and its many attractions also within easy reach.



KITCHEN DINER
12'6" x 10'10" (3.82 x 3.31)

LIVING ROOM
18'9" x 15'3" (5.74 x 4.66)

CLOAK/WC
7'5" x 4'9" (2.27 x 1.45)

FIRST FLOOR

BEDROOM 1
11'5" x 10'7" (3.48 x 3.23)

EN SUITE
7'8" x 3'11" (2.36 x 1.21)

BEDROOM 2
11'7" x 9'6" (3.54 x 2.91)

BEDROOM 3
9'6" x 6'11" (2.90 x 2.12)

BATHROOM
7'8"x 6'5" (2.35x 1.97)

FREEHOLD
TENURE

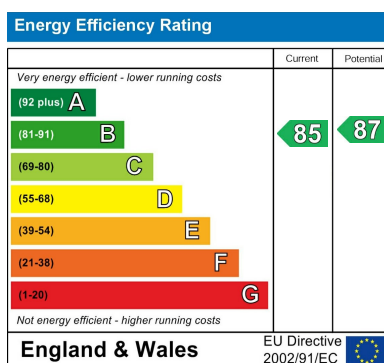
COUNCIL TAX
C





TOTAL FLOOR AREA : 1177 sq.ft. (109.3 sq.m.) 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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Viewing

By appointment only.

Tenure

We are advised by the vendor that the property is: As Above However, prospective purchasers should have the tenure of this property confirmed by a solicitor.

Additional Information Local Authority: North East Lincolnshire Council Telephone 01472 313 131

Services: All mains services are available or connected subject to the statutory regulations. we have not tested any heating systems, fixtures, appliances or services.

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS

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