



16 The Rowans, Humberston, DN36 4BN
£235,000

Key Features:

- Contemporary Three Bedroom Semi Detached Home
- Award Winning Residential Development
- Immaculately Presented Throughout
- Spacious Rear Aspect Living Room
- Modern Kitchen Diner
- En Suite Shower Room & Family Bathroom
- Ground Floor Cloakroom/WC
- Driveway & Garage
- South Facing Rear Aspect

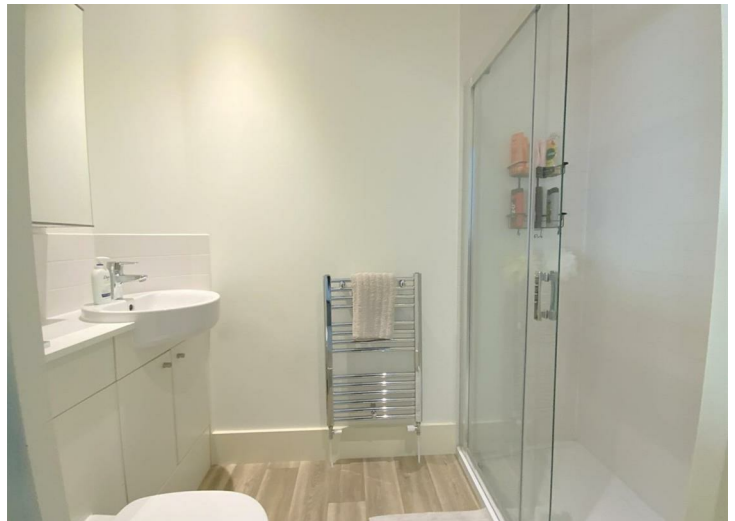
A contemporary three bedroom semi detached home situated on the award-winning Par 3 development off Humberston Avenue. Built by Cyden Homes in 2017, the property offers immaculately presented accommodation in this popular residential area of Humberston.

The entrance hall provides access to a cloakroom/WC and the front aspect kitchen diner, fitted with a range of modern units and integrated appliances including an oven, dishwasher and fridge/freezer. Positioned to the rear, the spacious living room features full-height windows and opens onto the garden, creating a bright and comfortable space for everyday living. Upstairs, the main bedroom has an en suite shower room, while the second bedroom is also a double. There is a good sized third bedroom, together with a family bathroom.

Built to increased environmental standards, the property includes high-performance wall and roof insulation, a high efficiency gas central heating system and aluminium framed double glazing, contributing to its energy efficiency.

Outside, the south facing rear garden includes a covered patio area, providing a sheltered space for outdoor seating and dining. A driveway leads to the garage, offering off-road parking and additional storage.

The property is conveniently positioned for local amenities and schools, with Cleethorpes seafront and its many attractions also within easy reach.



CLOAKROOM
7'4" x 4'9" (2.24 x 1.47)

KITCHEN DINER
12'5" x 10'9" (3.79 x 3.29)

LIVING ROOM
18'8" x 14'3" (5.70 x 4.35)

FIRST FLOOR

BEDROOM 1
12'1" x 11'3" (3.70 x 3.45)

EN-SUITE
7'7" x 3'11" (2.33 x 1.21)

BEDROOM 2
11'6" x 9'4" (3.53 x 2.87)

BEDROOM 3
9'5" x 6'9" (2.88 x 2.07)

BATHROOM
7'8" x 6'5" (2.34 x 1.98)

COUNCIL TAX
C

TENURE
FREEHOLD



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

Although we have taken great care to ensure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. Any references to the condition, use or appearance of the property or appliances therein, are made for guidance only, and no warranties are given or implied by this information. It is not the Agents policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries., in order to ensure that any necessary consents have been obtained. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purposes only and are not for any other use but guidance and illustration. The Agents have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore

