



**57 Heathland Way, Humberston, North East Lincolnshire, DN36 4ZH**  
**£145,000**

## Key Features:

- Modern Semi Detached Home, Built in 2020
- Millennium Farm - Humberston
- Two Double Bedrooms
- Open Plan Living/Dining Kitchen
- Downstairs WC & First Floor Bathroom
- Off Road Parking
- Low Maintenance Rear Garden
- No Forward Chain

A modern two bedroom semi detached home, built in 2020, situated on the popular Millennium Farm development, found off Humberston Avenue. Offering contemporary low maintenance living in this highly regarded residential area, a short distance from local amenities, schools, and easy access to Cleethorpes seafront.

The accommodation features a sociable open plan living dining kitchen with French doors opening onto the rear garden, and a handy downstairs cloakroom/WC. Upstairs there are two equal sized double bedrooms and a family bathroom.

Outside to the front there is off road parking, and a lawned rear garden with paved patio areas.

An ideal opportunity for first time buyers, downsizers, or investors. Offered for sale with no forward chain.



### **ENTRANCE HALL**

Accessed via a composite front entrance door. With staircase to the first floor.

### **LIVING / DINING KITCHEN**

22'0" x 12'2" (6.72 x 3.72)

Fitted with a range of modern grey units, and contrasting work tops incorporating a peninsula breakfast bar. Built-in oven, gas hob, integrated fridge/freezer, and plumbing for a washing machine. Unit housing the 'Ideal Logic' gas central heating boiler. Of dual aspect including French doors opening onto the rear garden.

### **CLOAKROOM/WC**

4'11" 2'9" (1.50 0.84)

Fitted with a hand basin and WC.

### **FIRST FLOOR LANDING**

With access to the loft.

### **BEDROOM 1**

12'2" x 7'9" (3.71 x 2.37)

To rear aspect.

### **BEDROOM 2**

12'2" x 7'9" (3.71 x 2.37)

To front aspect.

### **BATHROOM**

5'11" x 5'4" (1.81 x 1.65)

Fitted with a pedestal basin, WC, and panelled bath with overhead shower.

### **TENURE**

FREEHOLD

### **COUNCIL TAX BAND**

A



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

