ARGYLE
ESTATE AGENTS







59 Parklands Avenue, Humberston, DN36 4FY
£220,000

31 Sea View Street, Cleethorpes, North East Lincolnshire, DN35 8EU Tel: 01472 603929

Key Features:

- Modern Three Bedroom Detached Home
- Popular Residential Development
- Built in 2020 - Remaining NHBC Warranty
- Spacious Lounge & Dining Kitchen
- Utility Room & Cloak/WC
- Three Good Sized Bedrooms
- En Suite Shower Room & Family Bathroom
- Rear Garden with Lawn & Patio
- Driveway Parking & Garage



Occupying an attractive position overlooking an open green, this modern three-bedroom detached home forms part of a popular residential development just off Humberston Avenue. Constructed in 2020, the property offers stylish, well-appointed accommodation suited to modern family living, together with the reassurance of the remaining NHBC warranty.

The ground floor features a welcoming entrance hall and a spacious lounge with a pleasant outlook to the front. Extending across the rear of the property, the contemporary dining kitchen offers an excellent space for everyday living and entertaining, with a range of modern fitted units, ample room for dining and French doors opening directly onto the garden. Further accommodation includes a utility room and cloak/WC.

To the first floor are three well-proportioned bedrooms, with the main bedroom featuring its own en suite shower room, whilst a modern family bathroom serves the remaining bedrooms.

Outside, the property is complemented by gardens to the front and rear, with the enclosed rear garden laid predominantly to lawn alongside a paved seating area. A driveway and single garage provide off-road parking and additional storage.

Located within a popular area of Humberston, the property is conveniently placed for a range of local amenities, well-regarded primary and secondary schools, and easy access to Cleethorpes town centre and the seafront.











LOUNGE
12'11" x 12'2" (3.95 x 3.73)

CLOAKROOM/WC
5'3" x 3'0" (1.61 x 0.92)

KITCHEN/DINER
18'0" x 9'3" (5.51 x 2.84)

UTILITY ROOM
5'8" x 5'3" (1.74 x 1.61)

BEDROOM 1
12'11" x 10'7" (3.95 x 3.23)

EN SUITE
5'10" x 5'9" (1.78 x 1.77)

BEDROOM 2
9'5" x 9'3" (2.89 x 2.84)

BEDROOM 3
9'5" x 8'5" (2.89 x 2.59)

BATHROOM
6'11" x 5'7" (2.13 x 1.71)

COUNCIL TAX BAND
D

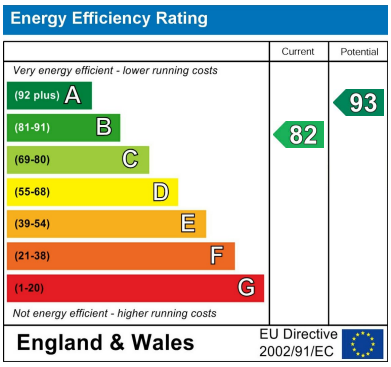
TENURE
FREEHOLD











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 confirrmed 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